

ARTICLE 7 FORM-BASED CODES

7

Article 7, Form-Based Codes provides an alternative process and standards for doing master planned developments. It includes standards that replace or supplement subdivision standards, zoning standards, and design standards in relation to a specific and detailed area plan. It is most useful to developers and landowners who want to develop walkable activity centers and neighborhoods.

TITLE 17 - UNIFIED DEVELOPMENT CODE

ARTICLE 7 FORM-BASED CODES

- 7.1 General Provisions
- 7.2 Planning and Community Design Standards
- 7.3 Lot and Building Type Standards
- 7.4 Use Standards
- 7.5 Site and Building Standards

7.1 GENERAL PROVISIONS

- 7.1.1 Intent
- 7.1.2 Applicability
- 7.1.3 Design Manual

7.1.1 Intent

This Article establishes standards and a process to develop innovative mixed-use development as an alternative to that permitted by the standard provisions of other Articles in the Unified Development Code, through comprehensive and specific area plans. Specifically, a Form-Based Code is an alternative option for planning, regulating and developing property that:

- a. Creates a dynamic, mixed-use environment, where walking is the predominant mode of transportation.
- b. Provides for a range of housing choices in close proximity to each other, including vertical mixed use.
- c. Creates land development solutions unique to a specific development site and based upon a specific area plan.
- d. Produces quality public spaces that are usable for a variety of public and semi-public activities.
- e. Ensures higher standards of design and construction for buildings, public infrastructure, and landscaping, emphasizing the relationships of buildings and the spaces between buildings.
- f. Guarantees a high degree of connectivity for pedestrian and vehicular traffic, and supports potential transit service.
- g. Locates buildings close to the street, so that streets and squares are defined as "outdoor rooms".
- h. Utilizes all the streets for on-street parking.
- i. Provides numerous, narrow, slow-speed streets to ensure

the safety of pedestrians and bicyclists.

- j. Expedites the development process in exchange for the prerequisite of comprehensive planning and urban design.

7.1.2 Applicability

This alternative process for planning, regulating and developing property is most applicable where walkable, mixed-use neighborhoods are a desired result, and specifically for the Activity Center areas designated in the comprehensive plan. It is a more comprehensive alternative to a PUD or an option for infill areas where scale and urban design is emphasized over the specific use of lots and buildings.

- a. **Conceptual Framework & T-Zones.** Because of the unique characteristics of mixed-use areas and the Activity Centers in the comprehensive plan, a sub-classification of organizing property and uses is established. The sub-classifications used to plan, regulate and develop the built environment in form-based codes are called "Transect Zones" (T-zones). T-Zones utilize land use, density, and intensity to create a quality environment by specifying how they are assets to the community, rather than regulating them as potential detriments to the development. Not all T-Zones may be applicable to all regulating plans. T-Zone definitions are as follows:

1. T-1 Natural: Land that will permanently remain undeveloped due to significant natural or environmental features.
2. T-2 Rural/Reserve: Undeveloped or rural and estate areas, either held for future growth or used for ecological and agricultural support of other T-Zones.
3. T-3 Sub-Urban: The least densely developed area and predominantly residential context of a community, and exists only in support of other closely associated and higher level T-Zones.
4. T-4 General Urban: A dense residential context, typically the largest zone within a community. It allows for the widest variety of housing choice, but a mix of small-scale commercial uses may be located at key intersections or along significant corridors .

5. T-5 Urban Center: A dense, mixed-use context, typically located near the center of a Pedestrian Shed or as a corridor along important thoroughfares.
 6. T-6 Urban Core: The most dense, primarily mixed-use business, cultural and entertainment concentration of a region, typically assigned to major crossroads.
 7. D District: Specialized single-use sections of a community that have a regional scale or which serve important support functions for other T-Zones but cannot achieve the scale, form and urban design of those zones. Examples are hospitals, universities, stadiums or event centers, intensive employment facilities (i.e. manufacturing, warehousing, or wholesale).
 8. CS Civic Space: Sites reserved for Civic Buildings and Civic Open Space. Zone CS includes land reserved for parks.
- b. **District Size.** The overall area subject to a Regulating Plan for a Form-Based Code shall be at least 20 acres, but can be smaller for additions to an existing Regulating Plan or for infill areas where the context provides an existing Pedestrian Shed in the immediately abutting areas.
- c. **Regulating Plan Criteria.** All regulating plans shall be evaluated on the following specific criteria, in addition to the general purposes and intent of this code:
1. The plan consists of one or a series of neighborhoods of an approximately $\frac{1}{4}$, but never greater than $\frac{1}{2}$ mile radius, which correlates to a 5 to 10 minute walk from centers to edges.
 2. Each neighborhood has a discernible center, offering a wide variety of daily needs and services for the neighborhood.
 3. Each neighborhood has a variety of dwelling types.
 4. All regulating plans of 80 acres or more allow civic uses within the neighborhood centers.
 5. Each neighborhood has a variety of open spaces.
 6. The development has streets laid out in a connected network, so there are multiple alternate routes to various destinations.
 7. Building and lot designs prioritize the relationship to the public realm – the streets and open spaces of the plan – resulting in “outdoor rooms.”
 8. Street designs accommodate parking. Parking lots and garages rarely front the streets, and are typically relegated to the rear of the lot.
 9. All regulating plans of 80 acres or more include a minimum of 3 out of the 6 T-Zones excluding Zones T-1, D, and CS.
10. T-Zones within the plan are arranged in succession (T-3, T-4, T-5 etc.), but may skip one zone. In no case may abutting T-Zones skip over more than one zone (example T-2 to T-5). Zones D and CS do not occur in succession and may abut any other T-Zone.

7.1.3 Planned Zoning

Form-Based Codes are a planned zoning district that involves the submittal and approval of a Regulating Plan / Master Development Plan at the time of the proposed rezoning. In addition to any procedures and submittal requirements authorized by Article 2, proposed Form-Based Codes shall include the following components:

- a. **Conceptual / Illustrative Plan.** Narrative, maps, and illustrations demonstrating:
1. the vision and project summary;
 2. an analysis of existing conditions on the site and surrounding areas;
 3. general development concepts and master plan for the site;
 4. general character and special features of the plan and distinct areas within the plan, including at least on perspective illustration for each T-Zone indicating a typical arrangement and application of all of the proposed standards upon final execution of the development.
 5. utility, grading and other construction related plans, including any phasing proposed for development;
 6. the pedestrian shed(s) that represent the fundamental planning unit(s) for the development, demonstrating the activity centers for the neighborhood and those areas within a 5 to 10 minute walk of those centers on existing or planned pedestrian routes; and
 7. the process by which the vision and concepts were arrived at, including any specific stakeholder outreach that was conducted in addition to those procedures required by Article 2 for a Regulating Plan / Master Development Plan.
- b. **Regulating Plan.** A plan designating the street network, block or development pattern and relation to surrounding areas, and including blocks or locations within the plan where different form standards will apply (T-Zones.). The Regulating Plan and proposed T-Zones establish

the planned zoning upon approval. At a minimum, the regulating plan shall include:

1. a plan that illustrates the location of the T-Zones contained in the project;
 2. illustrations of the building types contained in the project and which T-Zones they are allowed in;
 3. illustrations of parks, open space, including specific locations of various types on the Regulating Plan;
 4. a plan for the street network and illustrated thoroughfare standards, indicating their applicability to specific blocks within the street network; and
 5. a building and unit count, indicating the range of units and range of building types permitted on a block-by-block basis.
- c. **Building and Site Form Standards.** Blocks and locations within the Regulating Plan (T-Zones) shall be subject to regulations that apply to specific building types and sites according to this Article, or where they differ from the standards in this Article the specific purpose and parameters for the differences shall be identified in the Form Standards proposed with a Regulating Plan.
- d. **Design Manual (optional).** A wide variety of uses and structures are permitted under a Form-Based Code. To encourage this, and to ensure that this occurs with a compatible design that can endure through potential adjustments over time, basic design standards are associated with rezoning under a Form-Based Code. Any standards specific to a particular Regulating Plan that are proposed to adjust or supplement the standards in this Article may be included in association with a Regulating Plan and Building and Site Form Standards. These may include specific building, site, sign, landscape, thoroughfare, open space, or architectural standards for the plan.
- e. **Performance Standards (optional).** To meet the Intent section of this Article, T-Zones allow for a mixture of uses, often adjacent to or very close to each other. Issues of noise, trash, and operational hours are to be closely coordinated. In order to coordinate long-term performance of various uses under the plan, and rather than preventing anticipated or assumed future issues by simply prohibiting broad classes of uses, Form-Based Codes should address this issue through on-going management, operations and performance measures associated with the mixture of uses. Standards based on the operations and management of specific uses, or additional limitations or conditions on

uses, may be included as part of the Form-Based Code or as part of covenants and restrictions associated with the property.

- f. **Administration.** The plan shall include a section for administration of development upon approval of the Regulating Plan. The Regulating Plan may propose specific parameters, criteria and procedures for executing development according to the plan. Each plan may also propose a special development review board, however at a minimum development according to an approved Regulating Plan shall follow the procedures and criteria for City review in Article 2. These include:
1. The Staff is delegated the authority to approve the final site plan for all development that is in conformance with the approved Regulating Plan and administrative plats that are in conformance with an approved Final Plat.
 2. If the Staff does not approve a final site plan, specific reasons for the disapproval, based on standards of the Regulating Plan shall be given and the issue will be presented to the planning commission as an amendment to a planned development according to the initial procedures and criteria for a planned development established in Article 2.

7.2 PLANNING AND COMMUNITY DESIGN STANDARDS

- 7.2.1 Community Design Elements - Generally
- 7.2.2 Transportation Networks and Street Designs
- 7.2.3 Blocks and Lots
- 7.2.4 Open Space Systems

7.2.1 Community Design Elements - Generally

All Regulating Plans shall be based on coordination the following basic community design elements throughout the plan and which are necessary to integrate complete communities at the neighborhood scale or greater (See Section 4.1.3 of Article 4):

- a. Transportation Networks and Street Designs
- b. Blocks and Lots
- c. Open Space Systems

7.2.2 Transportation Networks and Street Designs

In general, Regulating Plans shall be based on a highly connected street network that accommodates a greater variety of street

designs and slower design speeds, to ensure the safety of pedestrians, bicyclists, and motorists. This entails narrower lane widths, the provision of on-street parking on all street types, and small curb radii at intersections. Street design types shall be based on the Context-based Street Design Types in Article 4 (Table 4-7 and applicable cross sections) and allocated to the Regulating Plan based on T-Zones according to Table 7-1:

Building Type	T1	T2	T3	T4	T5	T6	CS	D
Rural Road	■	■					■	
Neighborhood Street (A-C)			■	■	■	■	■	■
Street			■	■	■	■	■	■
Parkway			■	■	■		■	■
Avenue			■	■	■	■	■	■
Boulevard				■	■	■	■	■
Trafficway				■	■			■
Alley			■	■	■	■	■	■

7.2.3 Blocks and Lots

The Regulating Plan and Transportation Network Plan shall organize the area into block and lot patterns according to T-zones. The maximum block size shall be according to Table 7-2.

T-Zone	Maximum Perimeter	Maximum per Block Face
T1	No maximum	No maximum
T2	No maximum	No maximum
T3	1980'	660'
T4	1980'	660'
T5	1300'	400'
T6	1300'	400'
CS	Based on most closely associated T-zone in the plan, but may vary subject to specific plan approval	
D	Based on most closely associated T-zone in the plan, but may vary subject to specific plan approval	

Exceptions to these standards shall only be authorized in an approved regulation plan subject to the criteria established in Section 4.3.3.

7.2.4 Civic Open Space Systems

The Regulating Plan shall include an allocation of civic open space for each T-zone based on the Open Space Design Types in Article 4, Section 4.4. The types of permitted open space shall be based on the planning and design standards in Article 4, with the specific types permitted in each T-Zone according to Table 7-3.

Open Space Design Type	T1	T2	T3	T4	T5	T6	CS	D
Natural Area	■	■	■				■	■
Trail Corridor)	■	■	■	■			■	■
Community/Regional Park		■	■	■			■	■
Neighborhood Park			■	■	■		■	■
Green			■	■	■		■	■
Plaza				■	■	■	■	■
Courtyard/Patio				■	■	■	■	■
Pocket Park/Gateway			■	■	■	■	■	■

7.3 LOT AND BUILDING TYPE STANDARDS

- 7.3.1 Building Types
- 7.3.2 Frontage Types
- 7.3.3 Height Standards
- 7.3.4 Setback Standards
- 7.3.5 Lot Standards

7.3.1 Building Types

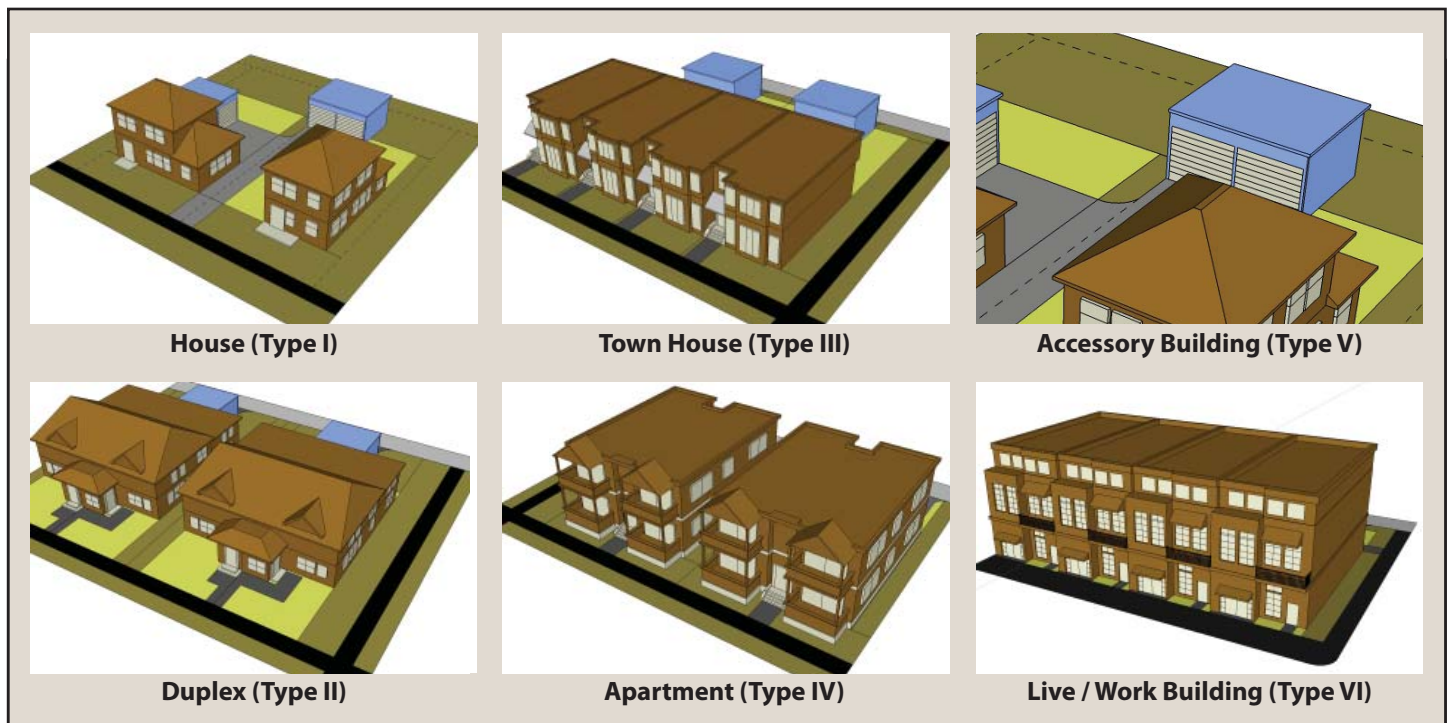
Each Form-Based Code shall allow a variety of Building Types, specified below.

a. *Building Type Descriptions.*

1. *House (Type I).* A detached building designed as a single dwelling unit and situated on its own fee simple lot.
2. *Duplex (Type II).* A detached building designed as two dwelling units. It may be designed as a "paired house," matching the appearance of a House, or it may be designed as a "flat-over-flat," matching the appearance of a small apartment building. A duplex is situated on its own fee simple lot, but each unit of a side-by-side paired house may be platted on an individual lot if

party walls are used.

3. *Town House (Type III).* A building designed with a series of attached dwelling units separated by a single common wall. Each unit is typically situated on its own fee simple lot where party walls are used, but buildings or grounds may be owned in common.
4. *Apartment (Type IV).* A building designed for more than two dwelling units and situated on a single fee simple lot. This building type includes a variety of variations based on scale, including "stacked flats" (3-story), "six-plex" (paired stacked flats), or larger apartments. This building type may also be designed for lodging purposes in non-residential contexts.
5. *Accessory Building (Type V).* A small detached building that is subordinate and customarily incidentally to a principle building and located on the same lot. Accessory buildings may be designed for accessory dwellings, home occupations, garages or storage associated with the principle use of the lot.
6. *Live / Work Building (Type VI).* A small mixed-use building designed for both residential and a limited commercial function. The building is situated on its own fee simple lot but may be attached or detached. The non-residential component of the building is



ARTICLE 7

FORM-BASED CODES

7.3 LOT AND BUILDING TYPE STANDARDS

limited to the 1st story and less than 50% of the total floor area of the building

7. *Small Civic Building (Type VII)*. A small detached building designed for civic uses and situated on a lot or block that serves as a focal point for the surrounding area, through building, site, and open space design within the surrounding block structure. Examples include a neighborhood school, police or fire sub-station, neighborhood center or similar buildings.
8. *Prominent Civic Building (Type VIII)*. A large detached building designed for civic uses and situated on a lot or block that serves as a focal point for the surrounding area, through building, site, and open space design that may disrupt the surrounding block structure or development pattern. Examples include a large regional school, prominent public or government building, or major community event facility
9. *Small Commercial Building (Type IX)*. A small free-standing building designed for non-residential function and situated on its own fee simple lot.
10. *Mixed-Use Building (Type X)*. A building designed for a mix of uses with office or retail on the 1st story / street-front and residential, office, lodging, or storage on the upper stories. Mixed-use buildings typically being broken into multiple fee simple lots with party walls.

b. **Allowed Building Types.** Building Types are regulated by T-Zone as listed in Table 7-4. Building types allowed by conditional approval must be approved by the by the Planning Commission and City Council in the original Regulating Plan, or by the Board if constructed subsequently according to Conditional Approval procedures in Article 2.

Building Type	T1	T2	T3	T4	T5	T6	CS	D
Type I: House	P	P	P	P				Based on specific Regulating Plan
Type II: Duplex			P	P				
Type III: Town House			C	P	P	P		
Type IV: Apartment			C	P	P	P		
Type V: Accessory Building	P	P	P	P	P	P		
Type VI: Live / Work Building			C	P	P	P		
Type VII: Small Civic Building			C	C	P	P		
Type VIII: Prominent Civic Building					C	C	P	
Type IX: Small Commercial Building				C	P	P		
Type X: Mixed-use Building				C	P	P		

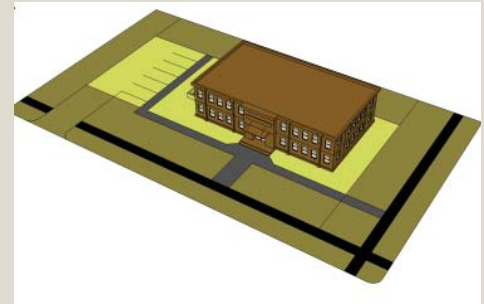
"P" = permitted by right

"C" = permitted after conditional and discretionary review,

In addition, proposed individual Regulating Plans may further designate the T3 and T4 zones as -R ("restricted"), -L ("limited"), or -O ("open") to further refine the types and intensity of building types within that zone as either permitted, administrative, or conditionally approved.



Small Civic Building (Type VII)



Prominent Civic Building (Type VIII)



Small Commercial Building (Type IX)



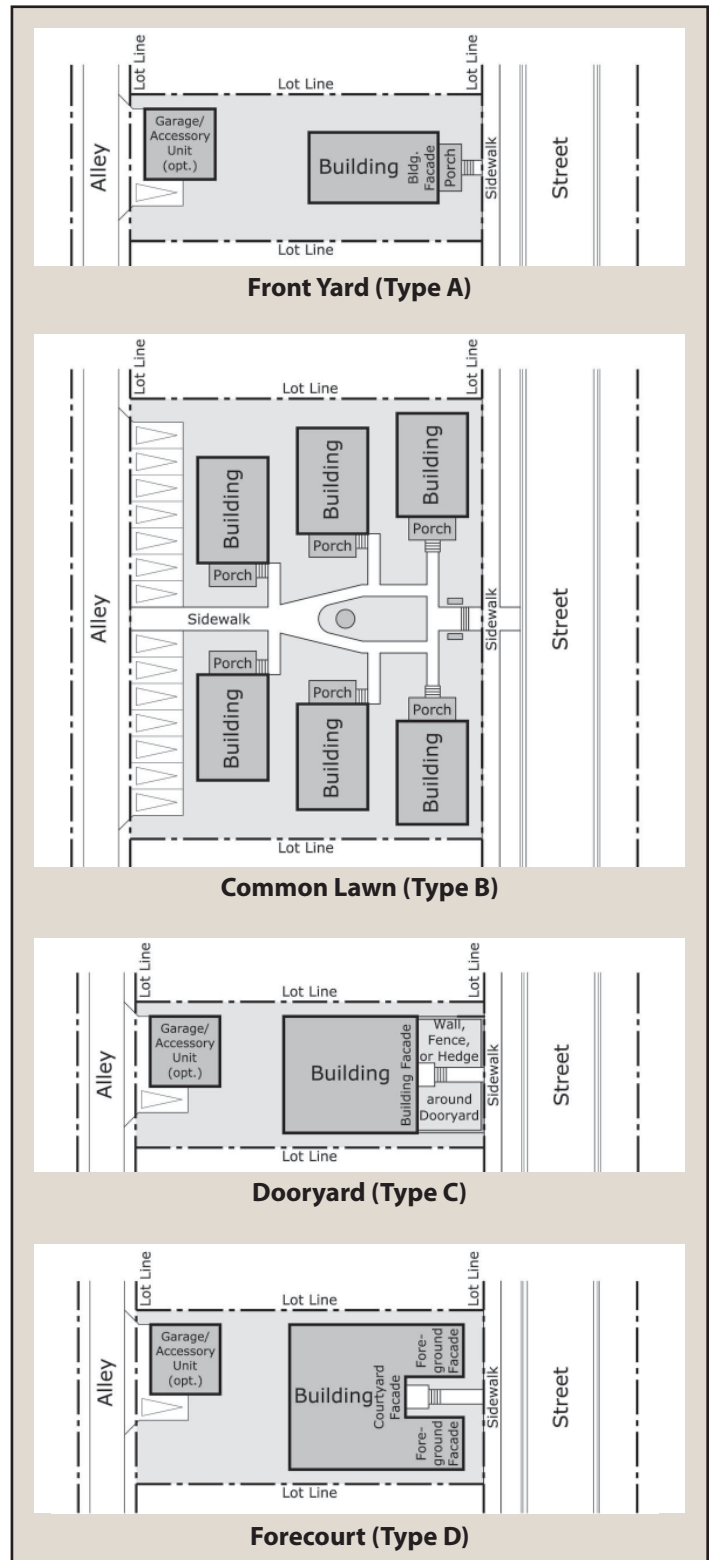
Mixed-Use Building (Type X)

7.3.2 Frontage Types

Building location and orientation in form-based codes are regulated by building type and T-zones to create a consistent scale and relationship among a variety of buildings and uses. Therefore, a building may use a different frontage type based on the context. Each form-based code shall allow a variety of Frontage Types, specified below.

a. Frontage Type Descriptions.

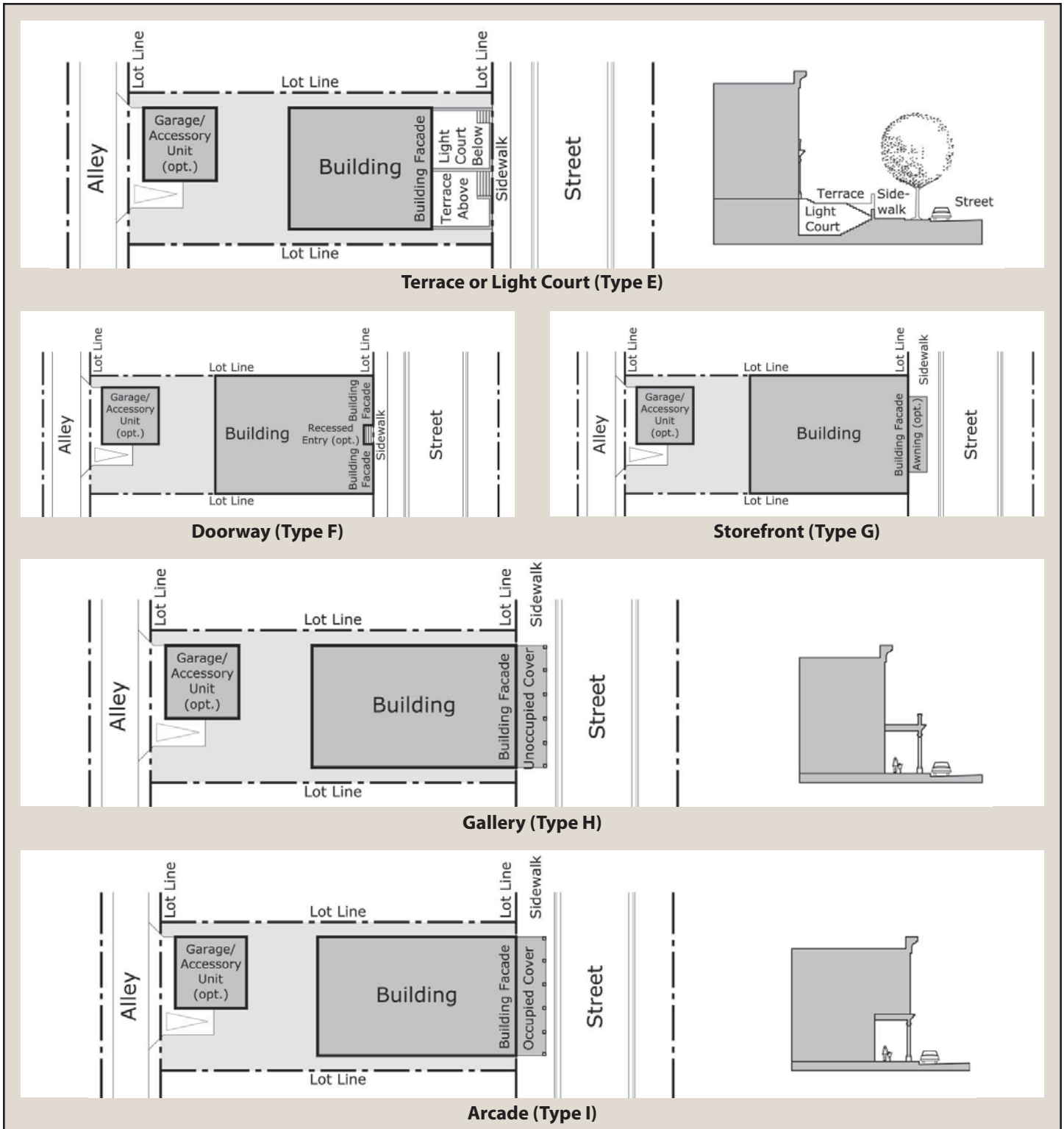
1. *Front Yard (Type A).* A frontage wherein the façade is set back from the frontage line for a formal lawn or informal landscape area, with an attached porch, stoop, or portico associated with the primary entrance permitted to encroach into the yard and emphasize the pedestrian scale of the building and streetscape.
2. *Common Lawn (Type B).* A frontage wherein a group of buildings share a common lawn. The frontage has a visual relation to the street and to the buildings across the lawn. The common lawn created may suitable for limited vehicular access when it can be designed with minimal visual impact on the streetscape and is subordinate to pedestrian access and use of the common lawn.
3. *Dooryard (Type C).* A frontage wherein the façade is set back from the frontage line by an at-grade courtyard. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The dooryard is suitable for a small yard, garden or patio for residential buildings, or a more formal courtyard or plaza for non-residential buildings.
4. *Forecourt (Type D).* A frontage wherein a portion of the façade is close to the frontage line and the central portion is set back with the primary entrance off of the formal courtyard. The forecourt created may suitable for limited vehicular access when it can be designed with minimal visual impact on the streetscape and is subordinate to pedestrian access and use of the forecourt.
5. *Terrace or Light Court (Type E).* A frontage where the façade is set back from the frontage line by an elevated terrace or sunken light court. The sunken court can potentially access an additional unit below grade. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace or light court is suitable for a small yard, garden or patio for residential buildings, or a more formal courtyard or plaza for non-residential buildings.



ARTICLE 7

FORM-BASED CODES

7.3 LOT AND BUILDING TYPE STANDARDS



6. *Doorway (Type F)*. A frontage wherein the façade is aligned with the sidewalk and the entry is a door flush with the façade, or recessed into the façade. This type is similar to Storefront frontages, except that they are primarily used for residential entries and includes less transparency than a Storefront. When located within 20' of the street, the 1st story of the building is typically elevated 2' to 4' above the street grade to enhance the privacy of dwelling units on the street level.
7. *Storefront (Type G)*. A frontage wherein the façade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.
8. *Gallery (Type H)*. A frontage wherein the façade is aligned close to the frontage line with entrances and design details similar to a Storefront frontage and an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use.
9. *Arcade (Type I)*. A frontage wherein the façade is a colonnade that overlaps the sidewalk, while the façade at sidewalk remains the frontage line with entrances and design details similar to a Storefront frontage. This type is conventional for retail use, with other uses in the occupied space above the colonnade.

b. **Allowed Frontage Types.** Frontage types are regulated by Building Type as listed in Table 7-5.

Building Type ➤	Type I: House	Type 2: Duplex	Type III: Town House	Type IV: Apartment	Type V: Accessory Building	Type VI: Live / work Building	Type VII: Small Civic Building	Type VIII: Prominent Civic Building	Type IX: Small Commercial Building	Type X: Mixed-Use Building
Frontage Type										
Type A: Front Yard	P	P	P	P	Constraints are dependent on principle structures			By Special Review of Regulating Plan		
Type B: Common Lawn	P*	P	P	P						
Type C: Dooryard	P*	P	P	P		P	P			
Type D: Forecourt				P		P	P			
Type E: Terrace / Light Court						P	P			
Type F: Doorway						P	P			
Type G: Storefront						P			P	P
Type H: Gallery									P	P
Type I: Arcade							P	P		

P = Permitted

P* = Permitted in all applicable zones except T-2

Blank cell means type not allowed.

ARTICLE 7

FORM-BASED CODES

7.3 LOT AND BUILDING TYPE STANDARDS

7.3.3 Setback Standards

a. **Front Setbacks.** Front setbacks are regulated by T-Zone and Frontage Type according to Table 7-6.

Transect Zone ➤		T2	T3	T4	T5	T6	CS	D
Frontage Type								
Type A: Front Yard		50' min.	20-35'*	10-25'*	10-20'*	10-20*	By Special Review of Regulating Plan	
Type B: Common Lawn			10-20'*	0-10'*	0-10'*	0-10**		
Type C: Dooryard			10-20'*	5-15'*	5-15'*	5'-15'		
Type D: Forecourt	Courtyard Facade		25' min.	10-35'	10-35'	10-35'		
	Foreground Facade		10-25'*	0-10**	0-10**	0-10**		
Type E: Terrace/Light Court			10-25'*	8-20**	8-20**	8-20**		
Type F: Doorway								
Type G: Storefront			0'-5'	0'-5'	0'-5'	0'-5'		
Type H: Gallery								
Type I: Arcade								

A blank cell means that a standard is not applicable.

* indicates that a different front setback standard applies for front setbacks in existing neighborhoods; refer to section c.1. below.

b. **Side and Rear Setbacks.** Side and rear setbacks are regulated by T-Zone and Building Type according to Table 7-7.

Transect Zone ➤		T2	T3	T4	T5	T6	CS	D
Setback Type								
Type I: House		50' min.	5' min.	3-10'			By Special Review of Regulating Plan	
Type II: Duplex			5' min.	3-10'				
Type III: Town House			0'; 5' end unit	0'; 5' end unit	0'; 5' end unit	0'; 5' end unit		
Type IV: Apartment			5' min.	0-10'	0-10'	0-10'		
Type V: Accessory Building		Based on principle building						
Type VI: Live / Work Building				0-10'	0-10'	0-10'		
Type VII: Small Civic Building				0-10'	0-10'	0-10'		
Type VIII: Prominent Civic Building		By special review of Regulating Plan						
Type IX: Small Commercial Building				0-10'	0-10'	0-10'		
Type X: Mixed-use Building				0'; 5' end unit	0'; 5' end unit	0'; 5' end unit		
Rear Setback (all Types)	Corner Lot	50' min.	5' min.	5' min	5-10'	0-10'		
	Interior Lot	50' min.	5' min.	5' min	5' min	0-10'		
	Lot with Alley	5' exactly; or at least 16'	5' exactly; or at least 16'	5' exactly; or at least 16'	0-10'	0-10'		

c. *Additional Setback Standards.*

1. *In Existing Neighborhoods.* Front setbacks in existing neighborhoods shall match the front setbacks of existing adjacent structures for all frontage types except Arcade, Doorway, Gallery, and Storefront Frontage Types.
2. *For Parking Lots and Parking Garages.* At least 25 feet from any public right of way and at least six feet from any property line.

7.3.4 Height Standards

The Height of the primary building on a lot is regulated by T-Zone according to Table 7-8.

TABLE 7-8: BUILDING HEIGHTS	
T-Zone	Building Heights
T-2	No more than 2.5 stories for all Building Types.
T-3	No more than 2.5 stories for all Building Types. Live/Work Buildings and Flat over Flat Buildings shall at least 2 stories.
T-4	No more than 3 stories for all Building Types. Mixed-Use Buildings, Live/Work Buildings, and Flat over Flat Buildings shall be at least 2 stories. Mixed Use Buildings and Live/Work Buildings shall have a first floor to ceiling height of 15' minimum.
T-5	At least 2 stories and no more than 4 stories for all Building Types. Mixed-Use Buildings, Live/Work Buildings, and Small Commercial Buildings shall have a first floor to ceiling height of 15' minimum.
T-6	At least 2 stories and no more than 10 stories for all Building Types.
D	No more than 4 stories
CS	No Height Limitation
<i>Applicable to all Zones:</i>	Accessory Buildings (Building Type V) shall not exceed the height of the primary structure.

7.3.5 Lot Size and Area Standards

Lot Sizes are regulated by T-Zone.

TABLE 7-9: LOT SIZE AND AREA	
T-Zone	Lot Size and Area
T-2	Minimum of 20 acres average per dwelling unit.
T-3	A mixture of lot widths is required in order to achieve residential diversity. The provision of small, medium, and large lot widths shall be achieved as follows: <ul style="list-style-type: none"> • Small Lots. At least 25% and no more than 50% of the total number of lots in T-3 shall be 25' to 45'. • Medium Lots. At least 25% and no more than 75% of the total number of lots in T-3 shall be 45' to 60' wide. • Large Lots. At least 15% and no more than 35% of the total number of lots in T-3 shall be more than 60' wide.
T-4	A mixture of lot widths is required in order to achieve residential diversity. The provision of small, medium, and large lot widths shall be achieved as follows: <ul style="list-style-type: none"> • Small Lots. At least 25% and no more than 75% of the total number of lots in T-4 shall be 16' to 40'. • Medium Lots. No more than 50% of the total number of lots in T-4 shall be 40' to 60' wide. • Large Lots. No more than 25% of the total number of lots in T-4 shall be more than 60' wide and limited to no more than 1 per block.
T-5	No minimum lot size. Lot widths are limited to no more than 60'. Lots with Common Lawn Frontages have no maximum lot width.
T-6	No minimum.
CS	No lot size regulation.
D	By Special Review of Regulating Plan

7.4 USE STANDARDS

- 7.4.1 Allowed Uses
- 7.4.2 Functional Intensity Standards
- 7.4.3 Use-specific Standards

7.4.1 Allowed Uses

Form-Based Codes are intended to allow a wide variety of uses and structures. Table 7-10 is a default use table by T-Zones. Each individual form-based code may propose alterations to this table for their Regulating Plan, when justified by specific planning and urban design principles for that plan. The table introduces the refinement of -R ("restricted"), -L ("limited"), and -O ("open") for the T-3 and T-4 zones. This is an example on how uses may be further controlled within T-zones of any particular plan while the scale, building form and urban design elements may be the same. For all Form-Based Codes each use, whether permitted, administrative, or conditional, shall meet the Lot and Building Type Standards (7.3), the Building and Site Design Standards (7.5), and the Functional Intensity Standards (7.4.2) for that T-Zone. The allowance of that use by Table 7-10 shall not alone be justification for deviating from the form and urban design standards of that T-zone.

TABLE 7-10: ALLOWED USES AND T-ZONES												
T-ZONES >	T-1	T-2	T3-R	T3-L	T3-O	T4-R	T4-L	T4-O	T5	T6	CS	D
▼ CATEGORY OF USES / SPECIFIC USES												
Residential Uses												
Detached Dwelling	P		P	P	P	P	P	P	P			
Semi-attached Dwelling ("Duplex")			C	P	P	P	P	P	P			
Attached Dwelling ("Townhouse")				C	P	P	P	P	P			
Group dwellings					C	C	C	C	C			
Dormitories							C	A	A			
Multi-dwelling Building ("Apartment")					C	P	P	P	P	P		
Live/Work					C	C	A	P	P	P		
Mixed-use Dwelling					C	C	A	P	P	P		
Accessory Dwelling	P	P	P	P	P	P	P	P	P			
Manufactured housing parks												
Civic Uses												
Neighborhood Assembly (<350 maximum occupancy)			A	A	A	P	P	P	P	P		
Community Assembly (350 – 1000 max. occupancy)							C	C	C	C		
Cemeteries			C	C	C	C	C	C	C	C		
Primary and secondary schools			C	A	A	A	A	P	P	P		
Educational facilities			C	C	C	C	A	P	P	P		
Community Athletic Field					A		A	A	C		A	
Developed Athletic Field or Stadium					C		C	C	C		C	

ARTICLE 7

FORM-BASED CODES

7.4 USE STANDARDS

TABLE 7-10: ALLOWED USES AND T-ZONES

T-ZONES >	T-1	T-2	T3-R	T3-L	T3-O	T4-R	T4-L	T4-O	T5	T6	CS	D
▼ CATEGORY OF USES / SPECIFIC USES												
Service Uses												
Service Business – Limited				C	P		C	P	P	P		
Service Business – General								C	P	P		
Adult Care – Assisted Living			C	A	P	P	P	P	P	P		
Adult Care – Nursing Home					C	C	A	P	P	P		
Animal Care - Kennel					C	C	C	C	C	C		P
Animal Care – Hospital / Clinic					A		A	A	P			
Child Care, In Home - Minor		C	C	C	C	A	A	A	P			
Child Care, In Home - Major						C	A	P	P	P		
Child Care, Center - Minor							C	A	P	P		
Child Care, Center - Major							C	A	P	P		
Entertainment, Indoor Recreation Facility						C	C	A	P	P		P
Entertainment, Outdoor Recreation Facility												P
Entertainment, Venue (1000 + maximum occupancy)						C	C	A	P	P		
Lodging, Bed and Breakfast	P	P	C	A	P	P	P	P	P	P		
Lodging, Hotel / Motel					C		C	A	P	P		
Medical Care, Clinic					C		C	A	P	P		
Medical Care, Office					A	C	A	P	P	P		
Medical Care, Hospital					C			C	C	C		P
Storage, Personal								A	A	A		
Storage, Park								C	C			
Storage, Yard								C	C			
Employment Uses												
Home occupations	A	A	A	A	A	A	A	A	A			
Office – Limited (<3,500)					C	C	A	P	P	P		
Office – General (3,500 – 20K)						C	A	P	P	P		
Office – Major Office Complex (>20K)								A	P	P		
Commercial Uses												
Convenience Retail / Corner Store (<2k)					A	C	A	P	P	P		
Neighborhood Retail (2K - 5K)					A	C	A	P	P	P		
General Retail (5K - 25K)							A	P	P	P		
Large-scale Retail (25K - 100K)								A	P	P		
Warehouse Retail (> 100K)								C	C			P
Grocery Store <45,000K						C	A	P	P	P		P
Supermarket > 45,000K								C	C	C		P
Outdoor Sales, Limited	A	A			A	A	A	A	A	A		A

ARTICLE 7

FORM-BASED CODES

7.4 USE STANDARDS

TABLE 7-10: ALLOWED USES AND T-ZONES

T-ZONES >	T-1	T-2	T3-R	T3-L	T3-O	T4-R	T4-L	T4-O	T5	T6	CS	D
✓ CATEGORY OF USES / SPECIFIC USES												
<i>Outdoor Sales, Seasonal</i>	A	A			A	A	A	A	A	A		A
<i>Outdoor Sales, Event and Display Area</i>	C	C			C	C	C	C	C	C		C
<i>Outdoor Sales or Storage</i>												P
<i>Bars and liquor stores</i>					C		C	P	P	P		P
<i>Automobile Service Repair</i>					C		C	A	A	A		P
<i>Automobile Service Station - Limited</i>					A		A	A	A	A		P
<i>Automobile Service Station - General</i>								C	C			P
<i>Automobile Service Station – Large-scale</i>												P
<i>Food Service – Limited (under 2K)</i>					A	A	A	P	P	P		P
<i>Food Service – General (2K – 4K)</i>					C	C	A	P	P	P		P
<i>Food Service – Large-scale (over 4k)</i>							C	A	P	P		P
Industrial Uses												
<i>Limited Industrial</i>	C	C			A		A	P	P	P		P
<i>Light Industrial</i>								C	C			P
<i>General Industrial</i>												P
<i>Heavy Industrial</i>												C
<i>Salvage yards</i>												C
<i>Junk yards</i>												C
<i>Pet crematory</i>												C
<i>Air cargo terminals</i>												
<i>Aircraft sales, repair, service, storage and relating uses</i>												
<i>Railroad yards and maintenance buildings</i>												
Public Service Uses												
<i>Commercial and Public Parking Facility</i>								C	C	C		
<i>Government Facility</i>				A	A		A	A	A	A		
<i>Military</i>												P
<i>Recycling uses</i>					C		C	C	C			
<i>Transportation facilities</i>								C	C	C		
<i>Utility Stations</i>			C	C	C	C	C	C	C	C		C
Agriculture Uses												
<i>General Agriculture</i>	P	P										
<i>Limited Agriculture (AR)</i>	P	P	C									
<i>Agricultural equipment or product sales</i>		C										
<i>Commercial stables, arenas, kennels and show barns</i>		C										
<i>Nurseries, Landscaping</i>	C	C						C	C			P
<i>Work Camp</i>	C											C

7.4.2 Functional Intensity Standards.

In addition to the Lot and Building Type Standards, allowed uses are further limited in intensity by T-Zone. These limitations are by location, building size and uses are governed by T-Zone, lot location, and parking requirements:

TABLE 7-11: FUNCTIONAL INTENSITY STANDARDS	
T-Zone	Functional Intensity
<i>Applicable to all Zones</i>	<i>Applicable to All Uses:</i> Use is limited by the parking requirement of Section 7.5.1. Any use that by its intensity requires more parking than is permitted in 7.5.1 shall be prohibited. <i>Residential:</i> Only one accessory unit or accessory structure shall be allowed per main structure.
T-2	Lodging: The number of bedrooms permitted on each lot for lodging is limited to a maximum of 12 bedrooms.
T-3	Lodging: The number of bedrooms permitted on each lot for lodging is limited to a maximum of 12 bedrooms. Office: The building area available for office use on each lot is restricted to the first story of the principal or the ancillary building. Retail: The area in T-3 available for retail use must be designated on the Regulating Plan. The total area of retail in T-3 is limited to 500 square feet at the first story for each 100 dwelling units existing or planned within ¼ mile.
T-4	Lodging: The number of bedrooms permitted on each lot for lodging is limited to a maximum of 12 bedrooms. Office: The building area available for office use on each lot is restricted to the first story of the principal or the ancillary building. Retail: The building area available for retail use is restricted to block corner locations at the first story. Residential: In order to ensure a diversity of residential opportunities, a minimum of 3 of the Allowed by Right building types must be constructed, not including Accessory Units. Each type must account for at least 10% of the total number of units within this zone only.
T-5	Residential: In order to ensure a diversity of residential opportunities, a minimum of 3 of the Allowed by Right building types must be constructed, not including Accessory Units. Each type must account for at least 10% of the total number of units within this zone only.

7.4.3 Use-specific Standards.

In meeting of the intent of this Article, a Regulating Plan may propose use-specific standards to govern areas within a plan. In the event that no such standards are provided, all future development shall either meet any use-specific standards included in Section 5.7, in addition to all other applicable standards of the Regulating Plan and Form-Based Code, or the use shall be interpreted as not permitted by the Regulating Plan and Form-Based Code. In the event of a conflict between any standards in Section 5.7 and the standards of a Regulating Plan and Form-Based Code, the more strict standard in terms of meeting the purposes and intent of this article shall apply.

7.5 SITE AND BUILDING STANDARDS

- 7.5.1 Parking
- 7.5.2 Signs
- 7.5.3 Landscape
- 7.5.4 Site and Building Design

7.5.1 Parking.

Parking shall meet the standards of Article 6, section 6.2 with the following exceptions:

- a. Office and retail uses shall only be required to provide 2 parking spaces per 1000 square feet of gross leasable area.
- b. There is no parking requirement in the T6 zone.
- c. Any changes to the design and layout standards for parking provided in Article 6 shall be specified in the Design Manual associated with the Regulating Plan.
- d. Any Regulating Plan may propose alternative parking standards if based on a district wide approach which includes long term management of the parking supply, design, and maintenance.

7.5.2 Signs.

Signs shall meet the standards of Article 6, Section 6.4, with the following exceptions:

- a. Any Regulating Plan may propose specific standards that supplement or amend the sign standards by a specific Design Manual approved in conjunction with a specific Regulating Plan and Form-Based Code as provided in Section 7.1, provided they offer clear standards and a mechanism for enforcement in association with approval of the Regulating Plan.
- b. Any residential building type shall be permitted signs according to the residential district standards. Any non-residential or mixed-use building types shall be allowed signs according to the non-residential district standards.

7.5.3 Landscape

Landscape design shall meet the standards of Article 6, Section 6.3, except that any Regulating Plan may propose specific standards that supplement or amend the landscape standards. Exceptions shall be noted in a Design Manual approved in conjunction with a specific Regulating Plan and Form-Based Code as provided in Section 7.1, and shall offer clear standards and a mechanism for enforcement in association with approval of the Regulating Plan.

7.5.4 Site & Building Design

- a. **In General.** The Residential Design Standards (Article 6, Section 6.5) shall apply to residential building types, the Small-scale Commercial and Mixed-Use Design Standards (Article 6, Section 6.6) shall apply to non-residential building types unless altered or supplemented by a specific Design Manual approved in conjunction with a specific Regulating Plan and Form-Based Code as provided in Section 7.1.
- b. **Residential Building Materials.** The following building material provisions shall apply for residential buildings in addition to the other provisions in Article 6, Section 6.5, unless altered or supplemented by a specific Design Manual approved in conjunction with a specific Regulating Plan and Form-Based Code as provided in Section 7.1:
 1. **Primary Materials.** All buildings shall have one primary material covering at least 65% of the building facades.
 2. **Secondary Materials.** Buildings may have a secondary material covering up to 35% of the facades.
 3. **Accent Materials.** Buildings may have up to two accent or trim materials covering no more than 10% of the building facades in total, however no building shall use more than three materials for primary, secondary, and accent combined.
 4. **Permitted Materials.** Exterior materials shall be permitted in accordance with the following table:

Primary Materials	Secondary Materials	Accent / Trim Materials
Brick, unpainted with natural or muted tones.	Any of the Primary Materials may be used as Secondary Materials	Any of the Primary or Secondary Materials may be used as an accent material
Stone, unpainted with natural earth tones.	Standing Seam Metal Color Concrete	Wood trim (or equal or better simulated material)
Stucco (or equal or better simulated material)	Horizontal Wood Clapboard (or equal or better simulated material) (natural or earth tones; or subtle or muted colors)* Wood shingles (or equal or better simulated material) (natural or earth tones; or subtle or muted colors)*	Precast stone, or wood moldings or similar architectural details (or equal or better simulated material)

* Detached Houses may use Horizontal Wood Clapboard or Wood Shingles as the primary material provided that a masonry material (Brick, Stone or Stucco) is used as a secondary material and comprises at least 25% of the total of all facades.

5. *Material Changes.* Except for accent materials, changes in the façade material shall only occur at horizontal expression lines, with the heavier material below the lighter material. Alternatively, changes in the material may occur at differentiated structural bays that meet the horizontal massing goals.
6. *Equal or Better Simulated Materials.* Where “equal or better” simulated materials are permitted, they shall only be permitted as an Administrative Adjustment by the Director according to the procedures and criteria in Article 2. In addition to these criteria, the Director may only permit “equal or better simulated materials only where specified in the permitted materials section and upon finding that:
 - (a) The proposed material has an identical physical appearance as the material it intended to simulate, including color and texture, as perceived from any public spaces surrounding the property;
 - (b) The material presents benefits in addition to cost savings, such as reduced maintenance, or enhanced durability and performance;
 - (c) The material has a demonstrated track record of successful application and use that will result in equally long-lasting and sustainable appeal of the neighborhood as that of the permitted materials; and
 - (d) Use of equal or better materials may be conditioned upon compliance with all application and manufacturer specifications.