

Salt Lake City



June 13, 2018

Form Based Codes



1. Types of zoning
2. What is an FBC?
3. Benefits
4. Misconceptions
5. FBCs in SLC
6. What comes next?

Types of zoning



- Euclidian Zoning (1926 court case)
- Design Based
- Performance based
- Form based

Euclidian Zoning



- Separate land uses
- Permitted/Conditional/Prohibited Uses
 - Most of SLC is conventional zoning
- Common components:
 - Dwelling per acre
 - Parking ratios
 - setbacks

Design Based



- Conventional zoning + basic design standards that are uniform for all buildings:
 - Spacing of doors
 - Building articulations
 - % of glass
 - GMU, RMU-35, RMU-45

Types of zoning



Standard (Code Section)	District							
	SNB	CN	CB	CS	CC	CSHBD	CG	TSA
Ground floor use (%) (21A.37.050A1)								80
Ground floor use + visual interest (%) (21A.37.050A2)								60/25
Building materials: ground floor (%) (21A.37.050B1)								90
Building materials: upper floors (%) (21A.37.050B2)								60
Glass: ground floor (%) (21A.37.050C1)	40	40	40			40		60
Glass: upper floors (%) (21A.37.050C2)								
Building entrances (feet) (21A.37.050D)	X	X	X	X	X	X	X	40
Blank wall: maximum length (feet) (21A.37.050E)	15	15	15			15		15
Street facing facade: maximum length (feet) (21A.37.050F)								200
Upper floor step back (feet) (21A.37.050G)						15		
Lighting: exterior (21A.37.050H)	X					X		X
Lighting: parking lot (21A.37.050I)	X	X	X	X	X	X	X	X
Screening of mechanical equipment (21A.37.050J)	X	X	X			X		X
Screening of service areas (21A.37.050K)	X	X	X					X
Ground floor residential entrances (21A.37.050L)								X
Parking garages or structures (21A.37.050M)								
Primary entrance design SNB district (21A.37.050O)	X							

Standard (Code Section)	District			
	D-1	D-2	D-3	D-4
Ground floor use (%) (21A.37.050A1)				75 ³
Ground floor use + visual interest (%) (21A.37.050A2)				
Building materials: ground floor (%) (21A.37.050B1)			70 ²	
Building materials: upper floors (%) (21A.37.050B2)			70 ²	
Glass: ground floor (%) (21A.37.050C1)	40/60 ¹		40	40
Glass: upper floors (%) (21A.37.050C2)				
Building entrances (feet) (21A.37.050D)				
Blank wall: maximum length (feet) (21A.37.050E)				
Street facing facade: maximum length (feet) (21A.37.050F)				
Upper floor step back (feet) (21A.37.050G)				
Lighting: exterior (21A.37.050H)				
Lighting: parking lot (21A.37.050I)				
Screening of mechanical equipment (21A.37.050J)				
Screening of service areas (21A.37.050K)				
Ground floor residential entrances (21A.37.050L)				
Parking garages or structures (21A.37.050M)				

Performance Based



- Tend to be use based
 - Meet performance measures
 - Floor/Area ratios
 - Complicated measures
 - A use may be allowed in some zones if it meets certain criteria (hours of operation, under a certain size, etc)
- Complicated metrics
 - Time intensive to administer
 - Not predictable

Hybrids



- TSA
 - Use based
 - Design based
 - Performance based
 - Incentive based

Types of zoning



- **Form Based**
 - Regulations based on type of building:
 - Mix of building types
 - Setbacks, building height, etc. included
 - Reduces one size fits all of conventional zoning

Place Types



- Is there a plan?
- “Transect”
- Area characteristics
 - Street types
 - Mobility
 - Block configuration
 - Public spaces

Building Types



Follows the transect











Scale changes based on
place type



Planning Division

The map shows a grid of streets and colored blocks representing different land use zones. The colors used are orange, blue, purple, green, and yellow. The map includes labels for 'DOWNTOWN AREA' and 'DOWNTOWN AREA'.

Key

	Core C District		Transit Line
	General C District		Primary Street
	Edge B District		Transit Stop
	Civic District		
	Existing		

		Districts										
		Core A	Core B	Core C	Core D	General A	General B	General C	General D	Edge A	Edge B	Edge C
Building Types	Storefront	●	●	●	●							
	General Stoop					●	●	●	●			
	Limited Bay			●	●							
	Row Building									●	●	●
	Yard Building									●	●	●
	Civic		●	●	●	●	●	●	●	●	●	●

● = Permitted

Land Uses



FBCs still regulate land uses

- Public input processes included!

Uses	Districts								
	Core A	Core B	Core C	Core D	General A	General B	General C	General D	Edge A Edge B Edge C
Residential & Lodging									
Residential	●	●	●	●	●	●	●	●	●
Hotel & Inn	●	●	●	●	●	●	●	●	●
Residential Care	●	●	●	●	●	●	●	●	●
Civic									
Assembly	●	●	●	●	●	●	●	●	●
Transit Station	●	●	●	●	●	●	●	●	●
Hospital & Clinic	●	●	●	●	●	●	●	●	●
Library/Museum/Post Office (no distribution)	●	●	●	●	●	●	●	●	●
Police & Fire	○	○	○	○	○	○	○	○	○
School	●	●	●	●	●	●	●	●	●
Retail									
Neighborhood Retail	●	●	●	●	●	●	●	●	●
General Retail	●	●	○	○	●	●	●	●	●
Outdoor Sales Lot	●	●	○	○	●	●	●	●	●
Service									
Neighborhood Service	●	●	●	●	●	●	●	●	●
General Service	●	●	○	○	●	●	●	●	●
Vehicle Service	●	●	○	○	●	●	●	●	●
Office & Industrial									
Office	●	●	●	●	●	●	●	●	●
Craftsman Industrial	●	●	●	●	●	●	●	●	●
Infrastructure									
Parking Lot	●	●	●	●	●	●	●	●	●
Parking Structure	●	●	●	●	●	●	●	●	●
Utility & Infrastructure	○	○	○	○	○	○	○	○	○
Open Space	●	●	●	●	●	●	●	●	●
Accessory Uses									
Home Occupation	●	●	●	●	●	●	●	●	●
Outdoor Storage of Goods	●	●	○	○	●	●	●	●	●
Parking Lot	●	●	●	●	●	●	●	●	●
Parking Structure	●	●	●	●	●	●	●	●	●

KEY
 ● Permitted
 ● Permitted in Upper Stories Only
 ● Permitted with Development Standards
 ○ Requires a Conditional Use Permit

Table 4.1 (1). Uses by District.

Building Type Standards



Includes typical zoning items

- By district
- By building type

		Permitted Districts			
		Core A	Core B	Core C	Core D
(1) Building Siting Refer to Figure 5.3 (1).					
Multiple Principal Buildings	not permitted	not permitted	permitted	not permitted	
a Front Property Line Coverage	95%	90%	85% ¹	95% ¹	
Occupation of Corner	required	required	required	required	
b Front Build-to Zone	0' to 5'	0' to 10'	0' to 15'	0' to 5'	
c Corner Build-to Zone	0' to 5'	0' to 5'	0' to 10'	0' to 5'	
d Minimum Side Yard Setback	0'	0'	5'	0'	
e Minimum Rear Yard Setback	5'	5'	5'	5'	
f Minimum Lot Width	none	none	none	none	
Maximum Lot Width	none	none	none	none	
Maximum Impervious Coverage	90%	75%	70%	80%	
Additional Semi-Pervious Coverage	10%	25%	20%	20%	
g Parking & Loading Location	rear yard	rear yard	rear & side yard ²	rear & side yard ²	
i Vehicular Access	Alley only; if no alley exists, 1 driveway is permitted per non-primary street	Alley; if no alley exists, 1 driveway is permitted per non-primary street	Alley; if no alley exists, 2 driveways are permitted off non-primary streets	Alley; if no alley exists, 1 driveway is permitted per non-primary street ³	
(2) Height Refer to Figure 5.3 (2).					
j Minimum Overall Height	3 story	2 story	1 story	1 story	
k Maximum Overall Height	30 stories	12 stories ²	8 stories ²	6 stories ²	
l Ground Story: Minimum Height	14'	14'	14'	14'	
Maximum Height	30' ³	24' ³	24' ³	18'	
m Upper Stories: Minimum Height	9'	9'	9'	9'	
Maximum Height	14'	14'	14'	14'	
(3) Uses Refer to Figure 5.3 (2); Refer to 4.0 Uses for permitted uses.					
n Ground Story	retail, service	retail, service	retail, service, office	retail, service, office	
o Upper Story	any permitted use				
p Parking within Building	permitted fully in any basement and in rear of upper floors				
q Required Occupied Space	30' deep on all full floors from the front facade				
(4) Street Facade Requirements Refer to Figure 5.3 (3).					
r Minimum Ground Story Transparency	75%	75%	65% front only	65%	
Measured between 2' and 8' above grade					
s Minimum Transparency	15%	15%	15%	15%	
per each story					
Blank Wall Limitations		required per floor (refer to 5.2.8)			
t Front Facade Entrance Type	storefront, arcade	storefront, arcade	storefront, arcade	storefront, arcade	
u Principal Entrance Location	front facade	front facade	front or corner facade	front facade	
Required Number of Street Entrances	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 100' of front facade	1 per each 75' of front facade	
Vertical Facade Divisions	every 30' of facade width	every 25' of facade width	every 50' of facade width	every 25' of facade width	
Horizontal Facade Divisions	required within 3' of the top of the ground story, and every fifth floor above the first floor				
(5) Roof Type Requirements Refer to Figure 5.3 (3).					
v Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat	
Tower	permitted	permitted	permitted	permitted	

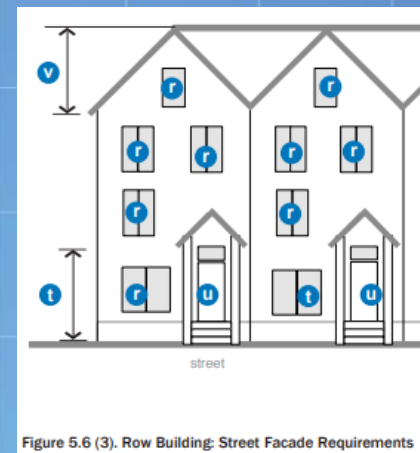
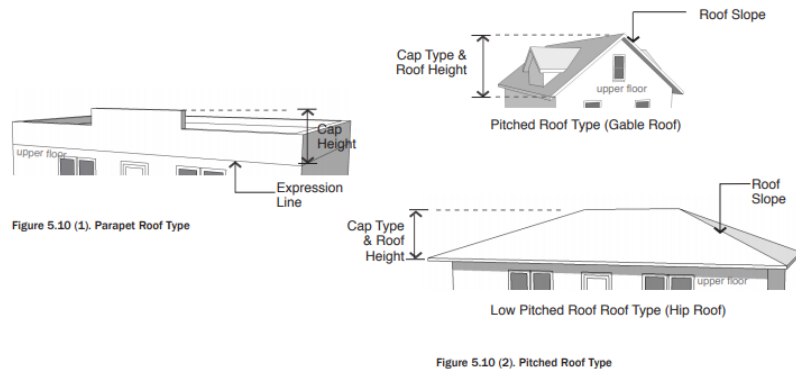
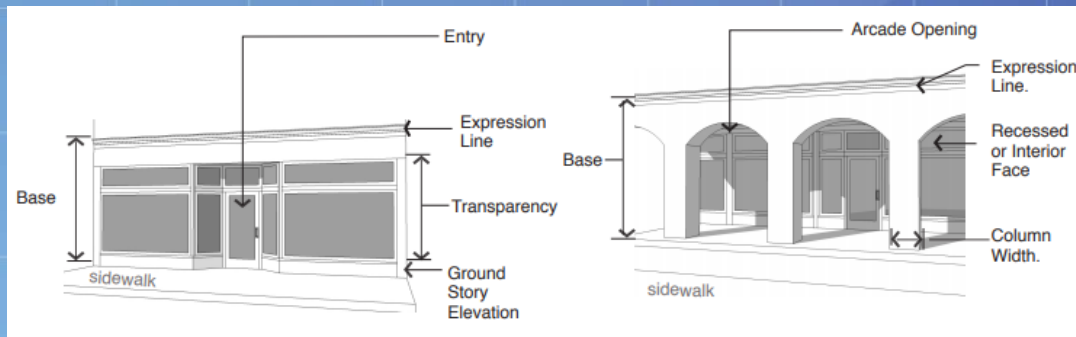
Design Standards



Primary Materials: Brick



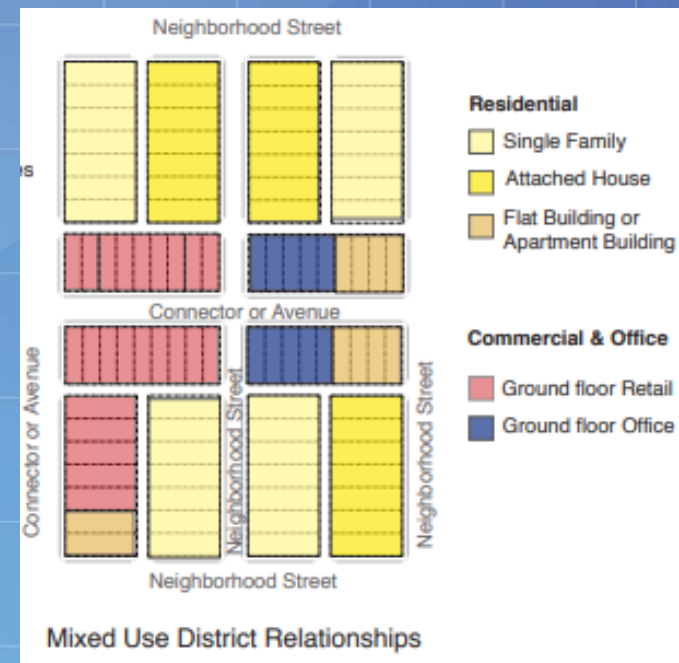
Primary Materials: Stone



Benefits



- Local context
- Different types of buildings have different regulations
- Clear expectations
- Better defined results



Misconceptions



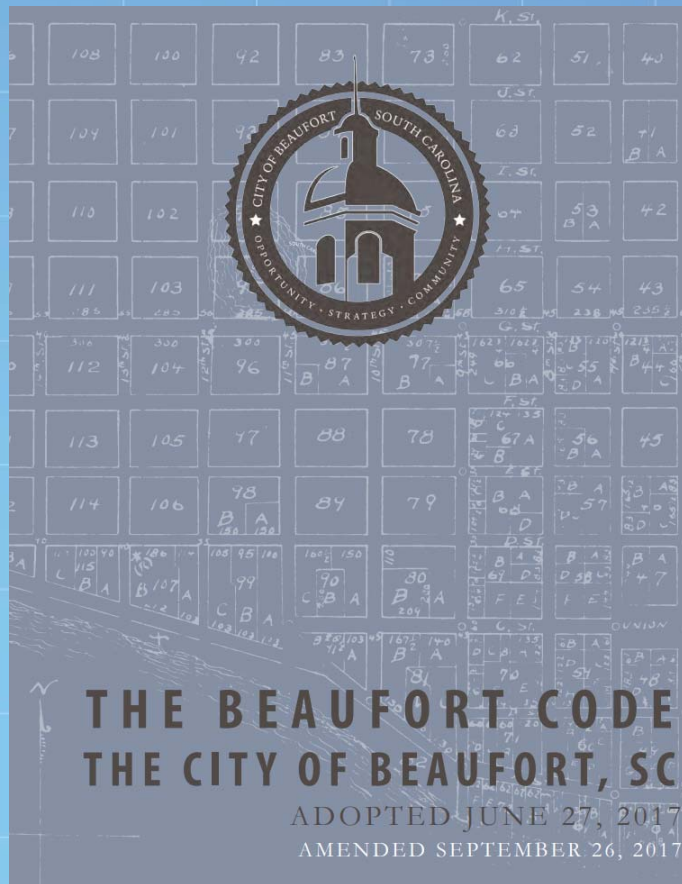
Dictate architecture

- Character \neq architecture style
- Common elements are included
 - Porches
 - Storefronts
 - Setbacks
 - Shapes
 - materials

Misconceptions



Eliminates public input



10: DEVELOPMENT REVIEW BODIES 211

10.1: CITY COUNCIL	211
10.2: METROPOLITAN PLANNING COMMISSION	211
10.3: ZONING BOARD OF APPEALS	214
10.4: BUILDING OFFICIAL	216
10.5: ADMINISTRATOR	216
10.6: TECHNICAL REVIEW COMMITTEE	217
10.7: HISTORIC DISTRICT REVIEW BOARD	217
10.8: DESIGN REVIEW BOARD	219

Misconceptions



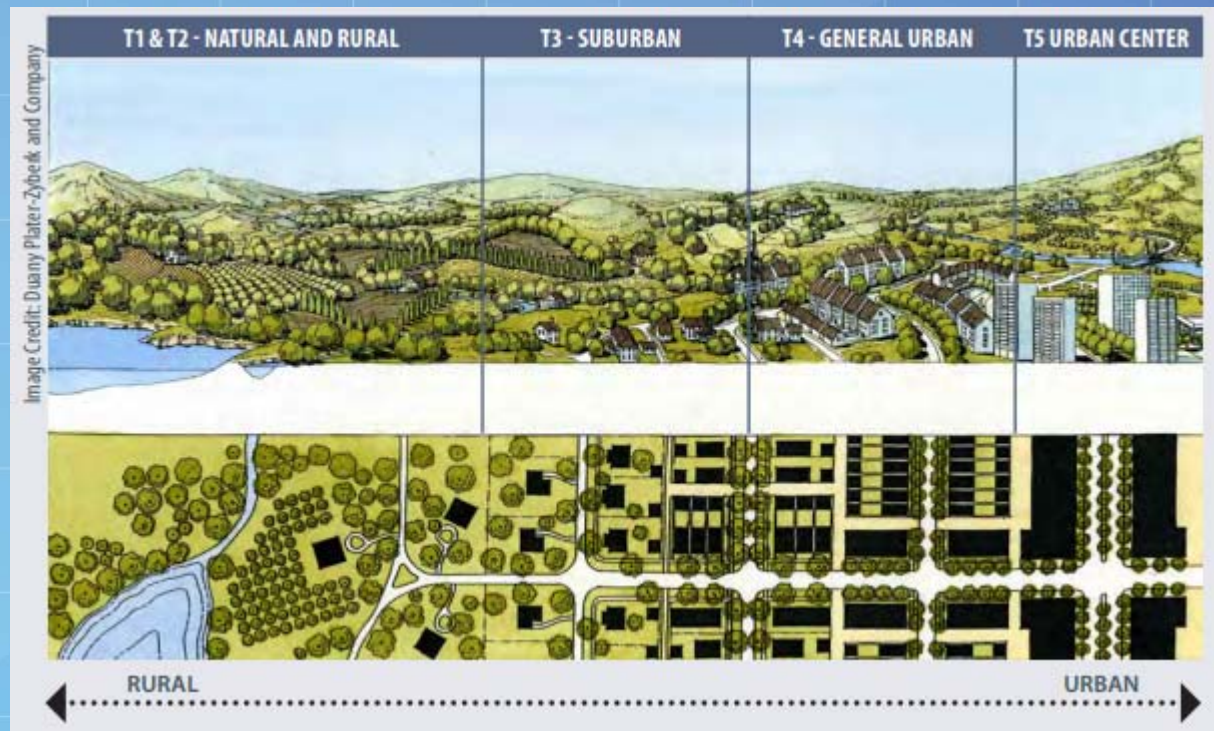
FBCs don't work in historic districts



Misconceptions



FBCs require mixed use in every building



FBCs in SLC



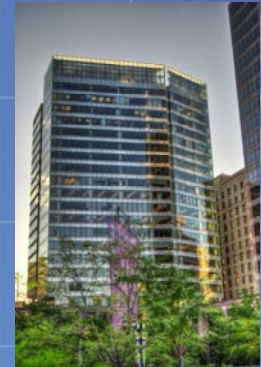
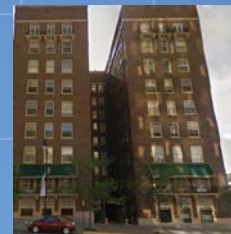
FBCs in SLC



intensity

Building Types

scale



FBCs in SLC



Building standards

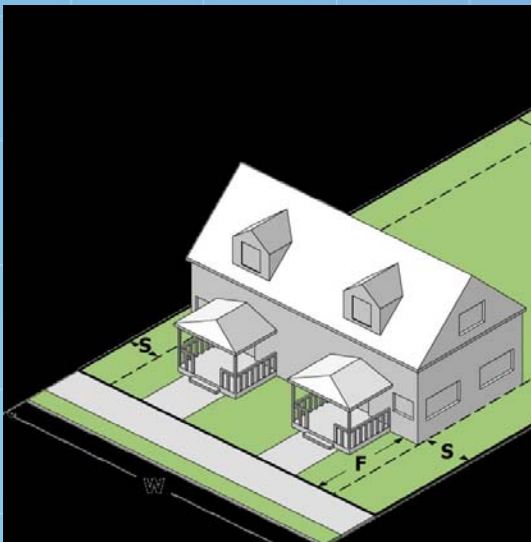
Building Regulation		Building Form			
		Urban House	Two-Family Dwelling	Cottage Development ¹	Row House
Building height and placement:					
H	Height	2.5 stories, maximum of 30', measured from established grade			
F	Front and corner side yard setback	Equal to average setback of block face, where applicable, otherwise minimum of 10' and maximum of 20'			
S	Interior side yard	Minimum 4'			
R	Rear yard	Minimum of 20% lot depth up to 25'		4' minimum	Minimum of 20% lot depth up to 25'
L	Minimum lot size	3,000 sq. ft.; not to be used to calculate density		1,500 sq. ft.; not to be used to calculate density	1,500 sq. ft.; not to be used to calculate density
W	Minimum lot width	30'	15' per unit	15' per unit facing a street	15' per unit. Side orientation allowed provided building configuration standards are complied with
DU	Maximum dwelling units per building form	2 units plus 1 detached accessory unit	2 units plus 1 detached accessory unit	1 unit per cottage, multiple cottages per lot	Minimum of 3; maximum of 4
BF	Number of building forms per lot	1 building form permitted for every 3,000 sq. ft. of lot area		1 cottage for every 1,500 sq. ft. of lot area	1 building form permitted for every 1,500 sq. ft. of lot area
Parking:					
	Surface parking in front and corner side yards	Not permitted			
	Vehicle access	If off street parking is provided, vehicle access from an alley is required when property is served by a public or private alley with access rights. Vehicle access from street is only permitted when no alley access exists. If pull through parking is required by fire or other code, ingress shall be from street and egress onto alley			
	Parking on separate lots	Not permitted		Parking may be provided on an adjacent lot or in a common area associated with the development	
	Attached garages and carports	Attached garages and carports are required to be accessed from the rear yard where the rear yard is accessible by an alley with access rights to the subject property. If there is no access to the rear yard, an attached garage may be accessed from the front or corner side yard provided the garage door (or doors) is no wider than 50% of the front facade of the structure and set back at least 5' from the street facing building facade and at least 20' from the property line. Side loaded garages are permitted			

FBCs in SLC



What is next?

- Converting existing districts
 - RMF districts



Building Regulation	Building Form
	Two-Family Dwelling
Height	30'
Front and corner side yard setback	20'
Interior side yard	Minimum 4' on one side, <u>10' on the other</u>
Rear yard	Minimum of 25% lot depth, but no less than 20' and need not exceed 25'
Minimum lot size	<u>8,000 sq. ft.</u>
Minimum lot width	<u>25' per unit</u>
Maximum building coverage	50%
Yards required to be Landscaped	Front and corner side