

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.

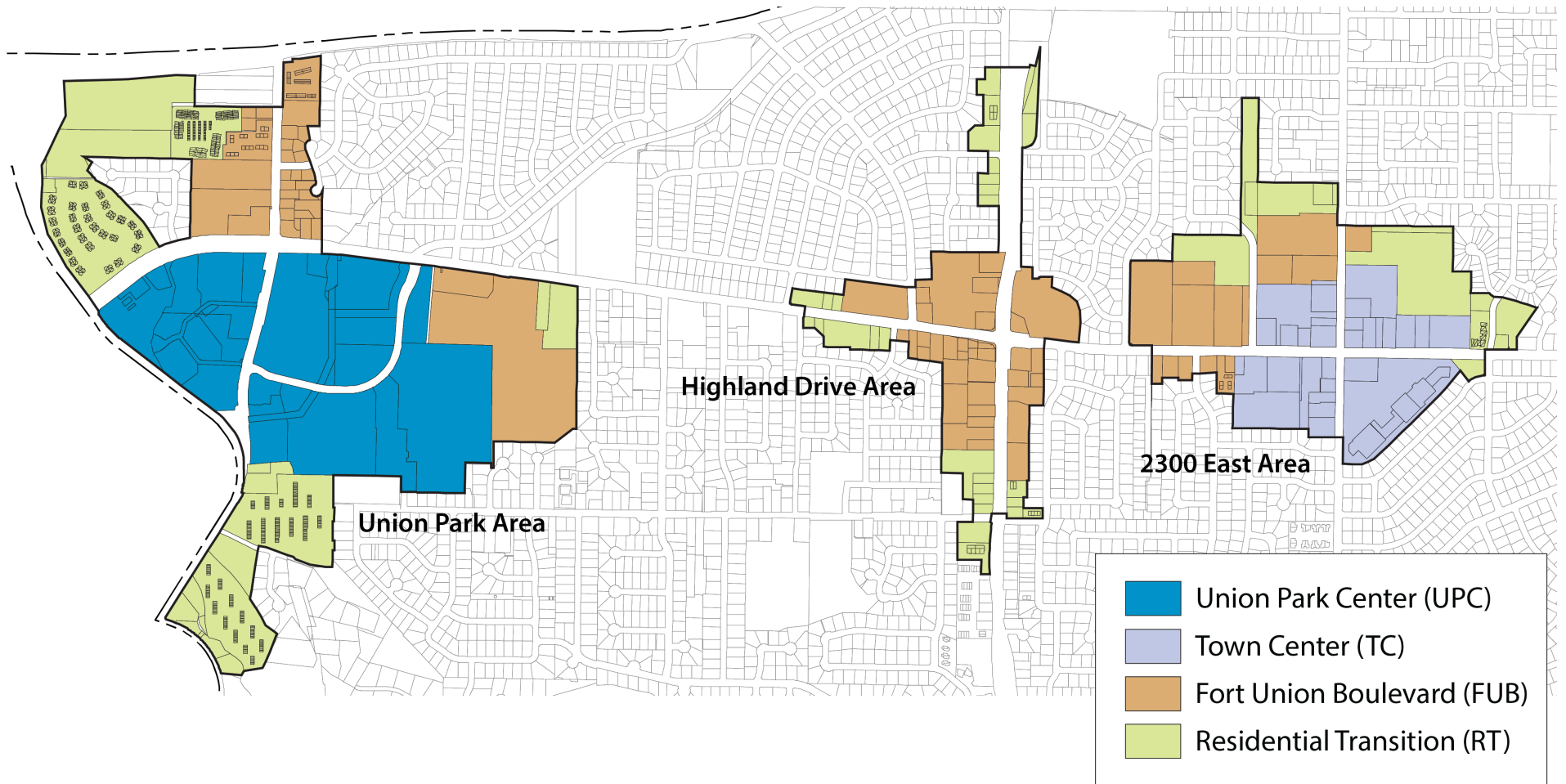
- » **ALLOWS FOR A VARIETY OF USES**
- » **FOCUS ON NEW BUILDING LOCATION ON PROPERTY**
- » **FOCUS ON BUILDING FORM AND BRINGS MAIN ENTRANCES TO FACE THE STREET**
- » **MORE OPTIONS OF USE FOR PROPERTY OWNERS WHO WANT TO DEVELOP**
- » **EXISTING USES & BUSINESSES ARE UNCHANGED**

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:

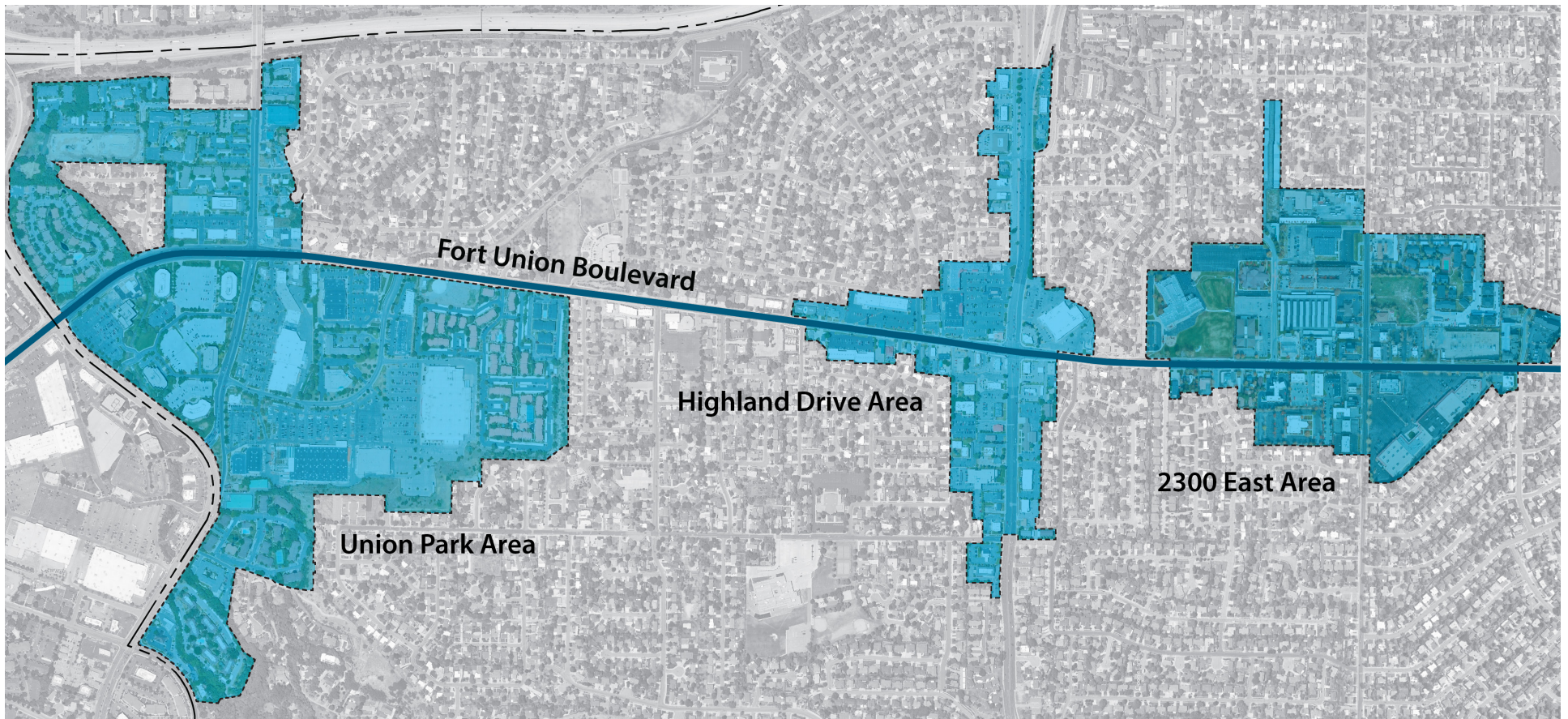
- » **CLEARFIELD CITY (SINCE 2018)**
- » **FARMINGTON CITY (SINCE 2008)**
- » **MILLCREEK CITY (SINCE 2019)**
- » **SALT LAKE CITY (SINCE 2006)**
- » **NORTH OGDEN CITY (SINCE 2018)**
- » **SOUTH OGDEN CITY (SINCE 2016)**
- » **MIDVALE CITY (SINCE 2019)**
- » **SOUTH SALT LAKE CITY (SINCE 2016)**

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.



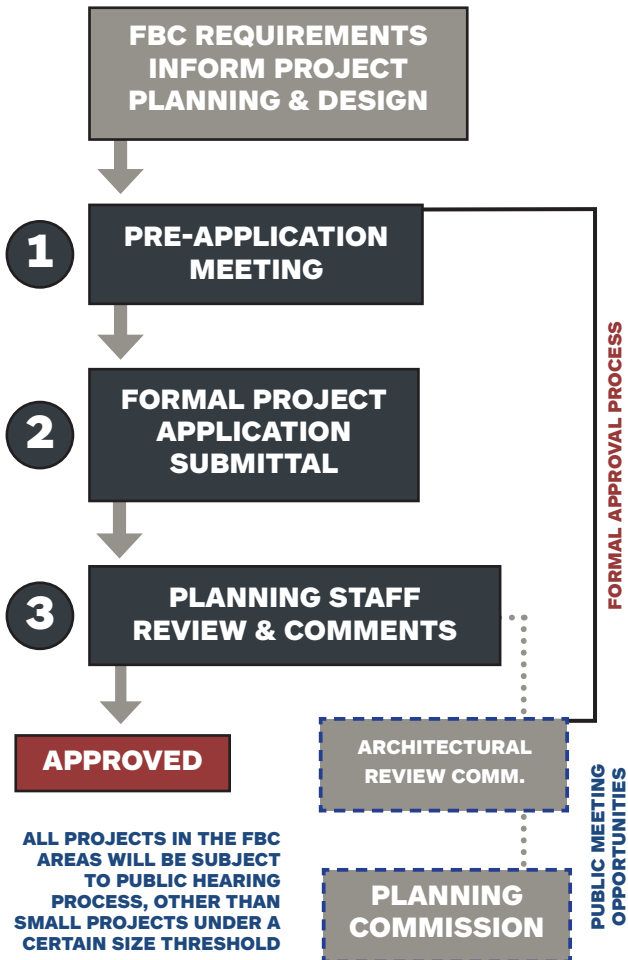
COTTONWOOD HEIGHTS

FORM BASED CODE

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.



COTTONWOOD HEIGHTS FORM-BASED CODE SITE PROTOTYPE EXAMPLE

The form-based code focuses design choices for property owners and city officials alike. There is space to set planning priorities and architectural style and building use. The prototype documents are intended to illustrate how a single parcel and its neighborhood might play out. Owners and Businesses show how building placement, building setbacks, architectural transparency and articulation come together to create a development that will add to the broader vision of development of these areas in Cottonwood Heights.

Not all of the requirements of the prototype are illustrated in this prototype, but the primary considerations are outlined. Applicants must refer to the full form-based code ordinance as adopted by Cottonwood Heights.

The graphics in this prototype are intended to illustrate the form-based code but specific requirements for each form district are located in the table and requirements of the full document. The intention of the form-based code is to create a more uniform pattern of development in these areas of the city and most notably create a more desirable and walkable community space in Cottonwood Heights.

SITE SPECIFIC PARAMETERS

These parameters are determined by the site location and are used throughout the FBC process.

The FBC provides a neighborhood map for three of these parameters. Refer to the map to find the value of each parameter for any given site.

Lot type is also a site specific parameter but does not have an associated map.

Prototype Site
 Form District: Neighborhood Center
 Street Type: Boulevard/Neighborhood
 Frontage Type: primary/secondary
 Lot Type: corner (two frontages, one side property front) corner lot of map.

BUILDING LOCATION

The buildable area within the site is determined by setback and built to zone (BTZ) parameters. These define the potential maximum size of a building footprint in a building setback (BTZ) zone.

Setbacks are used along front, side, and rear property lines. The setback value is the minimum distance that the building must be set back from these property lines. There is no maximum.

The BTZ, as built to zone, is used along street facing property lines. BTZ is represented as a range of distances. The depth of the building facade must be located somewhere within that range.

Prototype Site
 Side Yard Setback: 5'-0" min.
 Rear Yard Setback: 5'-0" min.
 Primary Frontage Setback: 5'-0"
 Secondary Frontage BTZ (corner lot): 0'-0" to 15'-0"

INITIAL MINIMUM BUILDING FOOTPRINT

The minimum size of the building footprint is determined by lot parameters. This initial footprint may need to be adjusted later.

The length of the building along each street frontage is determined by the frontage coverage parameter. It is expressed as a percentage of the length of the property line along the right of way.

The depth of the building is determined by the required occupied space parameter. It is expressed as a minimum distance, measured along the perpendicular to the facade. Buildings on a corner lot must occupy the corner.

Prototype Site
 Primary Frontage Coverage: 70%
 Secondary Frontage Coverage: 60%
 Required Occupied Space: 30'-0" min.

FORM BASED CODE WORKSHEET

Fill in this form with details about the proposed project. City staff will discuss compliance with the Cottonwood Heights Form-Based Code. Provide a detailed explanation of any non-compliance.

Contact for FBC questions:

PROJECT GOALS AND VISION
 Please articulate in detail how this project is designed to further the community vision in the Street City Council Plan.

Creates new walkable centers in the city, with quality public spaces.

Improves the aesthetic quality of the neighborhood.

Other ways in which the project furthers community goals:

OFFICE USE ONLY	
1. DATE RECEIVED	
2. PRIORITY	
3. REVIEW STATUS	<input type="checkbox"/> In <input type="checkbox"/> Not <input type="checkbox"/> Not <input type="checkbox"/> Not

FORM BASED CODE WORKSHEET

1. Occupied Corner	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Multiple Principal Buildings	<input type="checkbox"/> No <input type="checkbox"/> Yes: Quantity
3. Accessory Structures	<input type="checkbox"/> No <input type="checkbox"/> Yes: Quantity
4. BUILDING HEIGHT (SECTORS: PRE-BUILDING-TYPE TABLE)	
4. Principal Building Height	Height from Average Grade (feet)
5. Accessory Structure Height	Stories Above Ground
6. Ground Floor Height(s)	Height 1: Height 2: Height 3
7. Upper Floor Height(s)	Height 1: Height 2: Height 3
8. BUILDING FACADE (SECTORS: PRE-BUILDING-TYPE TABLE)	
8. Primary Entrance Type	<input type="checkbox"/> Standard <input type="checkbox"/> Arched <input type="checkbox"/> Slanted <input type="checkbox"/> Other
9. Facade Width (feet)	Primary Frontage Secondary Frontage
10. Vertical Obstruction	Number of Floors Eye Height (feet)
11. Street Side Entrance	Quantity
12. Entrance Opening (feet)	Min. Max.

FORM BASED CODE WORKSHEET

9. VEHICULAR ACCESS (SECTORS: PRE-BUILDING-TYPE TABLE)	
9. Service Entrance Location	<input type="checkbox"/> Near Sid <input type="checkbox"/> Side Yard <input type="checkbox"/> Drive/Walk
10. Vehicular Access Type	<input type="checkbox"/> Driveway <input type="checkbox"/> Portal <input type="checkbox"/> Walkway
11. Number of Driveways	
12. Driveway Width (feet)	Min. 1: Max. 2:
13. Driveway Location(s)	<input type="checkbox"/> Side <input type="checkbox"/> Front
10. NUMBER OF PARKING SPACES (SECTORS: TABLE 1)	
11. Required Spaces	
12. Provided Spaces	
13. Parking Reduction Type	
11. LANDSCAPING REQUIREMENTS (SECTORS: TABLE 2)	
14. Street Buffer (Table 2)	Depth (feet) <input type="checkbox"/> 4'-0" <input type="checkbox"/> 6'-0" <input type="checkbox"/> Chapter Requirement Met <input type="checkbox"/> Chapter optional Tree Species
15. Intersect Landscaping Requirement Met (Table 2)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> In Progress
16. Side and Rear Buffers (Table 2)	Depth (feet) <input type="checkbox"/> 4'-0" <input type="checkbox"/> 6'-0" <input type="checkbox"/> Height <input type="checkbox"/> 6'-0" <input type="checkbox"/> 8'-0" Tree Species
12. MISCELLANEOUS	
17. Sign for On-Site Stormwater Management	

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?

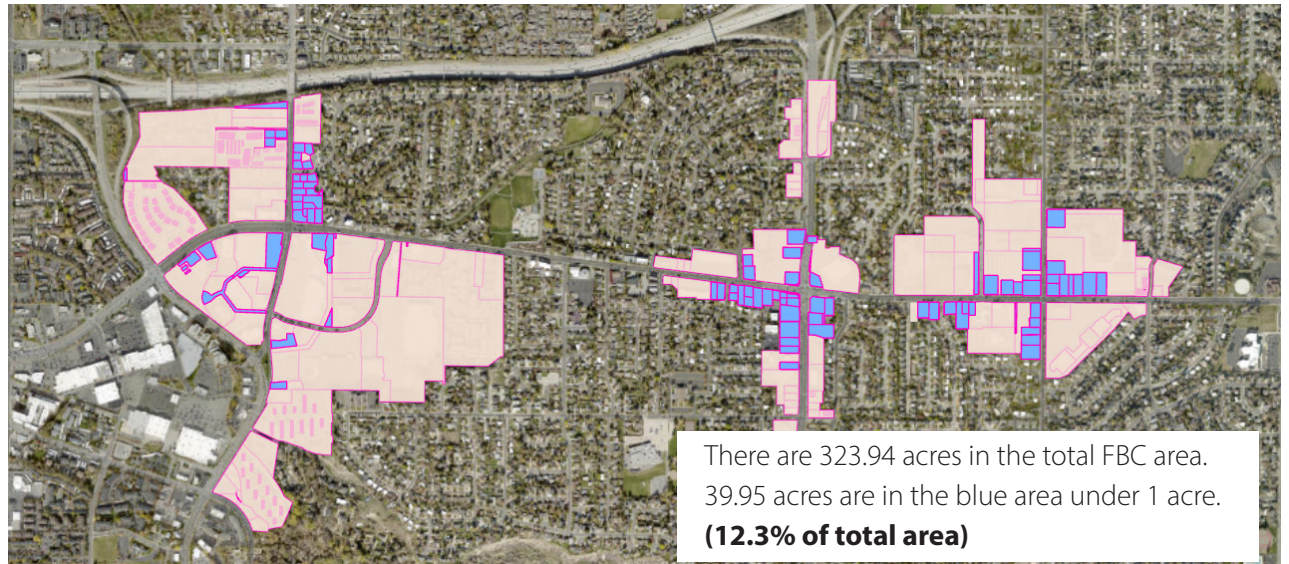
Determining an appropriate threshold for parcels that could benefit from a faster, administrative approval process has been part of the FBC process.

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.			

1. UNION PARK CENTER (UPC) FORM DISTRICT

The UPC district is applied to the area that is currently a regional-scale center for shopping and employment in the Union Park area. This form district is designed to continue that scale but with a wider mix of uses and forms that are characterized by:

- 1. Vertical mixed use
- 2. Increased density
- 3. Walkable & concentrated

The relationships between building type and use are unique to each form district. The building type/use table is included here as a quick reference and is fully described in other sections of the FBC.

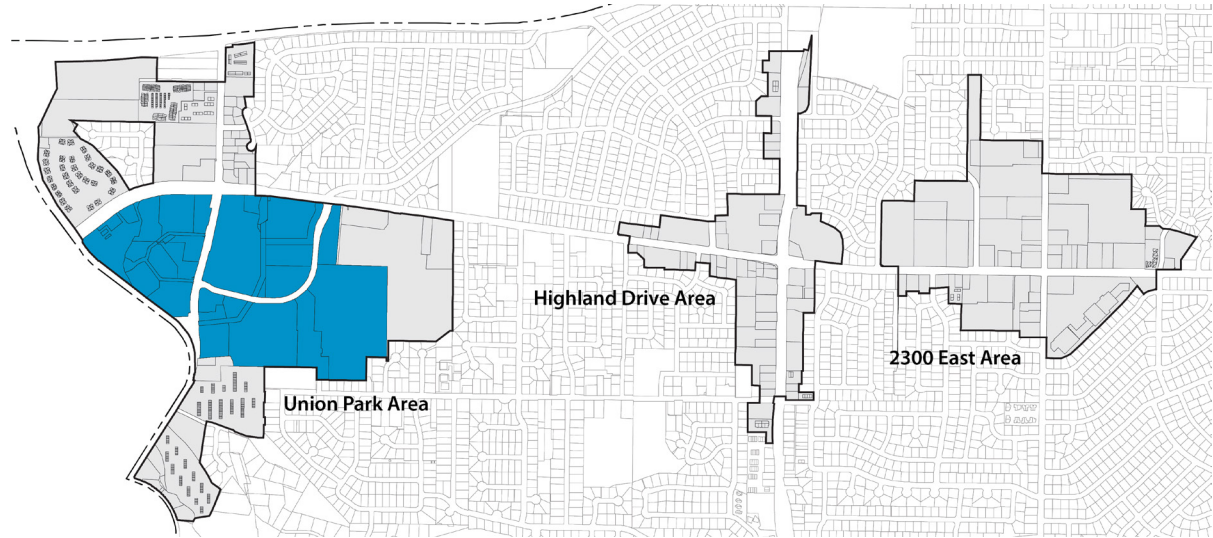


Figure 2.3 - Map of the parcels designated as the UPC form district

SNAPSHOT:

Minimum Height: 3 stories

Maximum Height: 8 stories (114' maximum)

Uses: Office, housing, retail



Figure 2.4 - General building type example with mixed use ground floor and office use on upper floors



Figure 2.5 - General building type example with mixed use ground floor and residential use on upper floors

2. TOWN CENTER (TC) FORM DISTRICT

The TC form district is applied to all four quadrants at the intersection of Fort Union Blvd. and 2300 East. This form district is designed to create a new town center with civic uses, a public gathering space, and a mix of uses more suitable to a local center. The TC form district is characterized by:

1. Vertical mixed use
2. Increased density
3. Walkable & concentrated

The relationships between building type and use are unique to each form district. The building type/use table is included here as a quick reference and is fully described in other sections of the FBC.

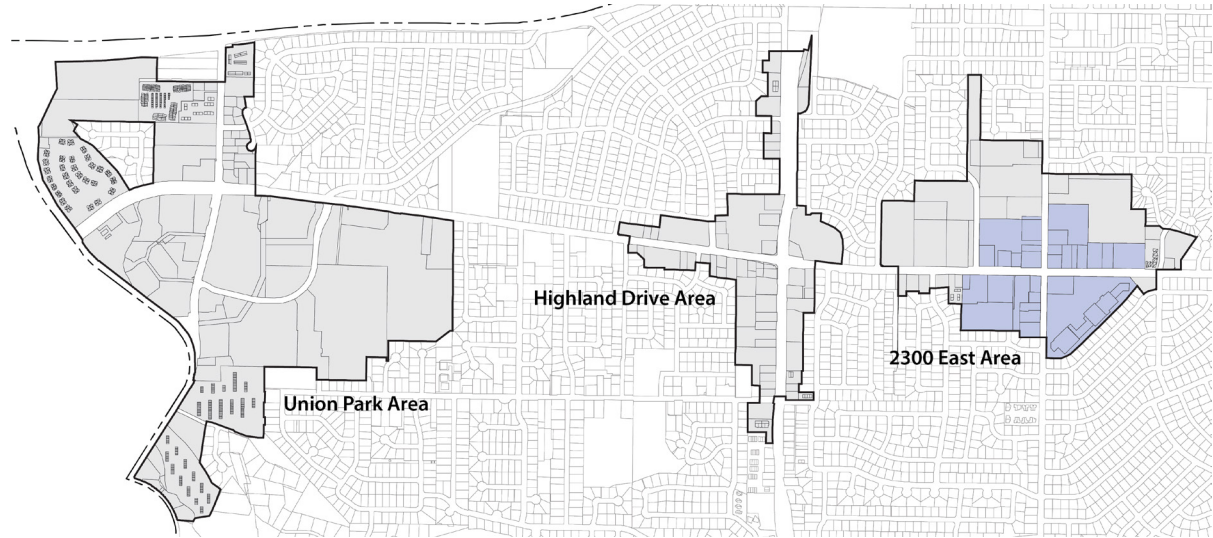


Figure 2.6 - Map of the parcels designated as the TC form district

SNAPSHOT:

Minimum Height: 2 stories

Maximum Height: 4 stories (60' maximum)

Uses: Retail, housing, restaurant, office



Figure 2.7 - Town center active streetscape example



Figure 2.8 - Civic building example

3. FORT UNION BOULEVARD (FUB) FORM DISTRICT

The FUB form district is applied to portions of all 3 areas, including the central portion of the Highland Drive area. It serves as the general mixed-use interstitial fabric of the city, connecting the centers with the residential areas. It is characterized by:

1. Horizontal mixed use
2. Consistent street wall
3. Oriented to the street

The relationships between building type and use are unique to each form district. The building type/use table is included here as a quick reference and is fully described in other sections of the FBC.

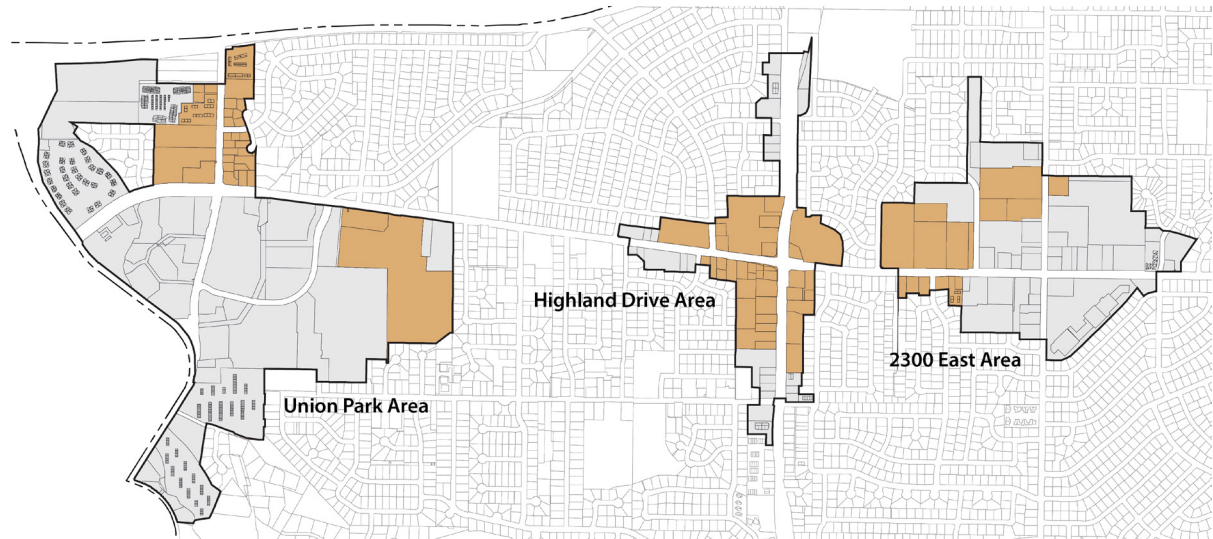


Figure 2.9 - Map of the parcels designated as the FUB form district

SNAPSHOT:

Minimum Height: 2 stories

Maximum Height :4 stories (60' maximum)

Uses: office, housing, retail



Figure 2.10 - Boulevard urban design example



Figure 2.11 - General building type example with mixed use ground floor and residential use on upper floors

4. RESIDENTIAL TRANSITION (RT) FORM DISTRICT

The RT form district is applied around the edges of each FBC area. It is designed to provide a transition of forms and uses between the other form districts and the surrounding areas outside of the FBC area boundaries. The RT form district is characterized by:

1. Step down in density
2. Residential concentration
3. Horizontal mixed densities

The relationships between building type and use are unique to each form district. The building type/use table is included here as a quick reference and is fully described in other sections of the FBC.

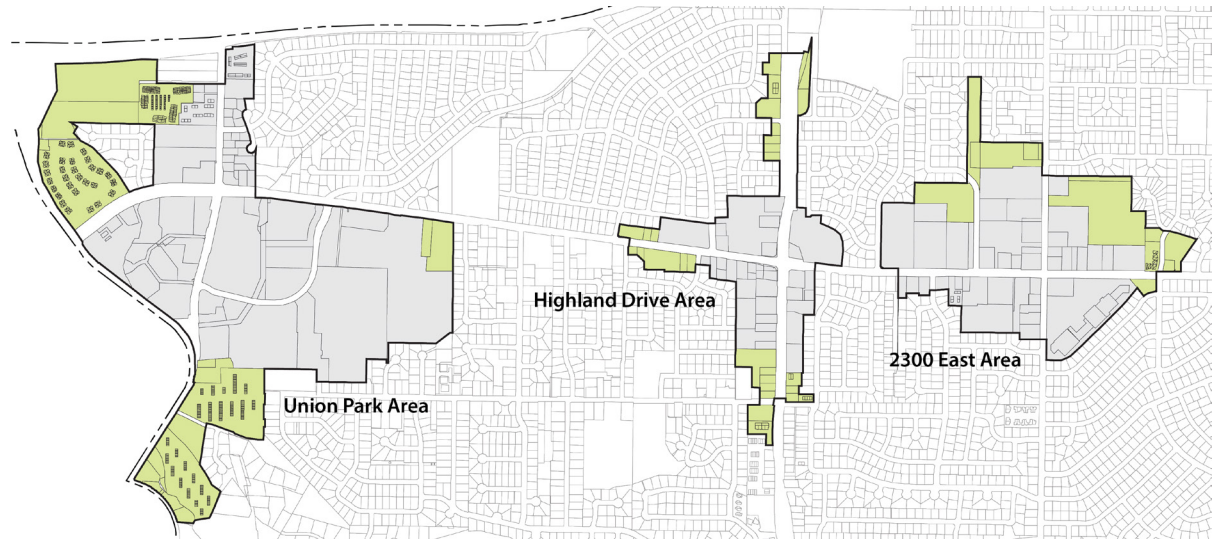


Figure 2.12 - Map of the parcels designated as the RT form district

SNAPSHOT:

Minimum Height: 2 stories

Maximum Height: 3 stories (38' maximum)

Uses: housing, retail



Figure 2.13 - Row building type example with residential use



Figure 2.14 - Yard building type example