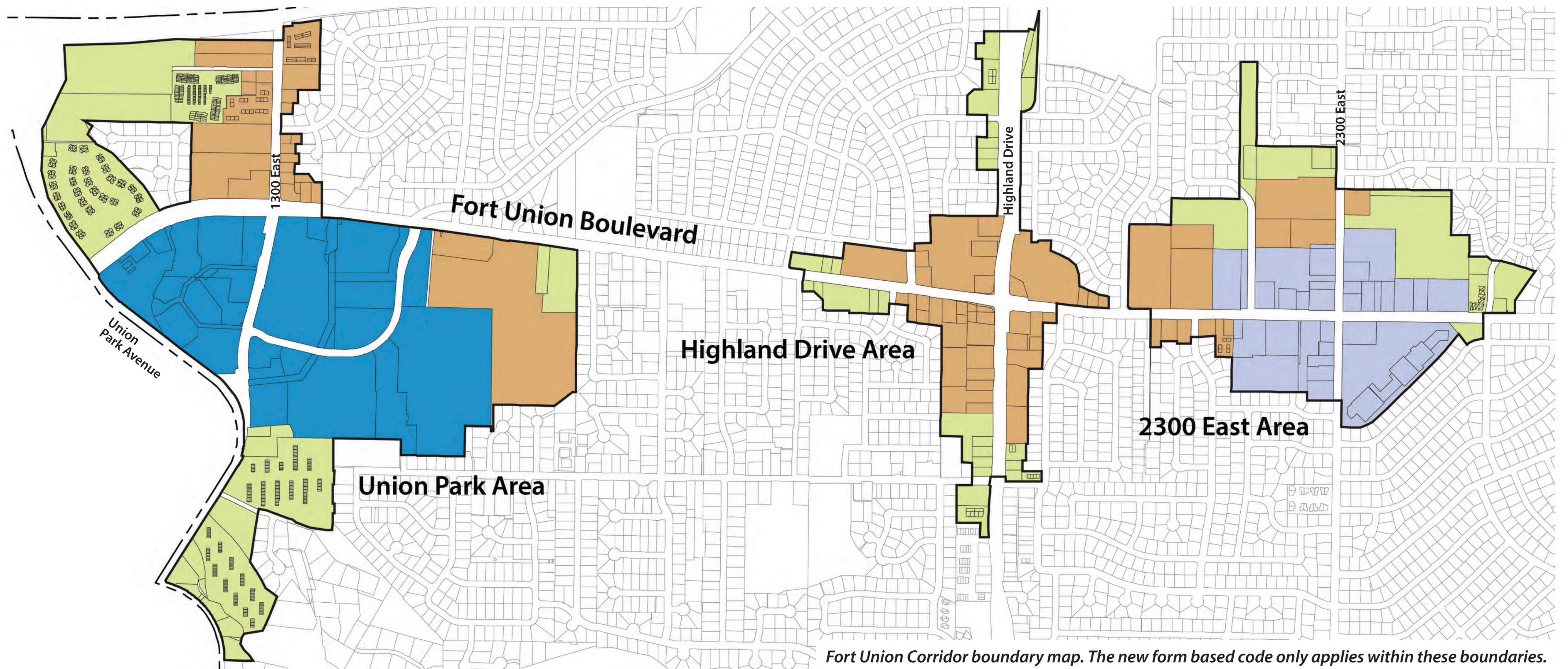


# FREQUENTLY ASKED QUESTIONS



## 1. WHAT IS A FORM BASED CODE?

A form based code (FBC) is a method to regulate land development. It replaces conventional 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.

Cottonwood Heights City is considering a form based code along the Fort Union Corridor. This code would support the community's goal to have a thriving and attractive commercial area, while providing property owners flexibility in how they redevelop properties over time. 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 Fort Union Corridor 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.

## 2. WHY SHOULD THE CURRENT ZONING CODE BE UPDATED IN THESE AREAS?

Conventional land use zoning regulations often result in detached and unpredictable development patterns. An FBC that addresses the specific goals for the Fort Union Corridor coordinates future changes to provide the type of commercial center that benefits local residents, property and business owners, and the City. The new FBC only applies to these areas along Fort Union Boulevard, as shown in the FBC maps.



Two potential mixed-use retail/service/office/residential developments using two different building types on the same example site

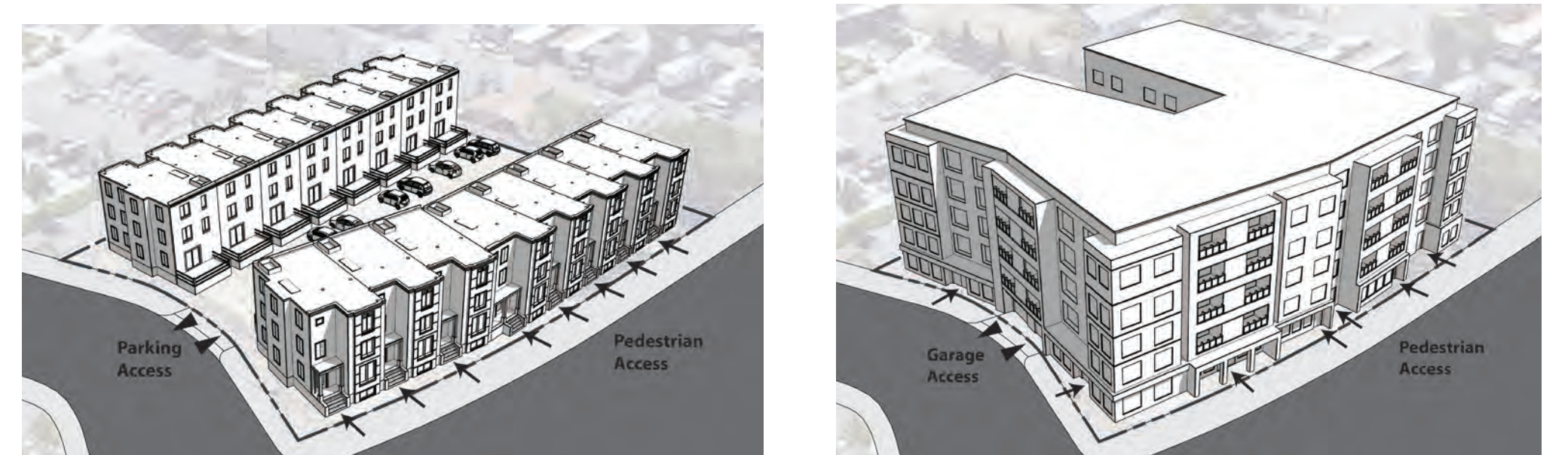
## 3. HOW DOES THE FBC BENEFIT CURRENT & FUTURE PROPERTY OWNERS?

The FBC gives property owners greater flexibility by permitting more diverse uses and forms. Coordinated physical forms create a cohesive neighborhood that attracts reinvestment in a way that accomplishes the community's goals. The FBC also streamlines the approval process for minor development projects.

## 4. WHICH OTHER UTAH CITIES USE A 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:

1. Salt Lake City (2006)
2. Farmington City (2008)
3. Bountiful City (2016)
4. South Ogden City (2016)
5. South Salt Lake City (2016)
6. Clearfield City (2018)
7. North Ogden City (2018)
8. Midvale City (2019)
9. Millcreek City (2019)



Prototype site example showing how two different developments, on the same lot, use different building types but both meet the FBC requirements in Midvale, Utah.

## 5. HOW WAS THE FBC CREATED?

The FBC was developed with the input of City leaders and planning staff, and planning consultants. The public has been invited to participate via public meetings. The FBC is based on the goals presented in the draft city General Plan and informed by both local and national FBC standards and examples.



# WHY USE A FORM BASED CODE?

## 1. LAND USE ZONING

Land use zoning is a type of land development regulation that has been used in the United States for 120 years. The **primary focus is on separating incompatible land uses** which has contributed to **detached and unpredictable development patterns**, such as urban sprawl.

Buildings built for a specific use are often unsuited for other uses and must be **demolished and replaced when land uses change** over time, creating waste, disruption, and instability.

## 2. FORM BASED CODE

Form based regulations were used as far back as ancient Greece, Rome, and China. Modern form based codes have been used since the 1990s. A form based code (FBC) is a method of regulating land development to **achieve specific forms and spatial relationships**. FBCs are calibrated to the specific goals of a city or neighborhood and **provide reliably predictable and context sensitive development patterns** that meet those goals.

FBC building types are designed to accommodate a wide variety of uses. This allows for **higher quality buildings that remain a stable part of the built environment** because they do not need to be frequently demolished and replaced as uses change over time.



Form based code focuses on building forms, rather than uses, like conventional zoning codes.

## 3. COORDINATED PHYSICAL FORMS

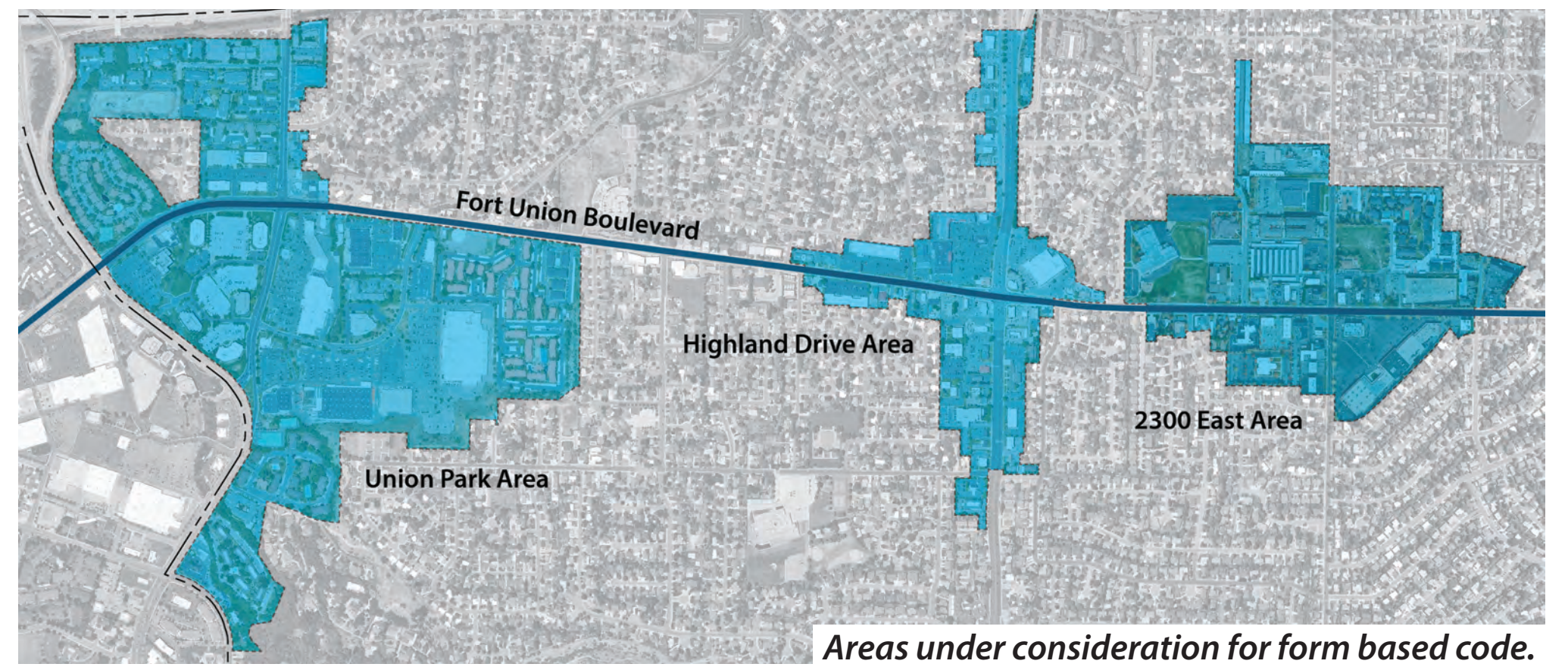
Neighborhood form can only be realized through incremental change and decision-making. With the community goals codified into the FBC, **future development decisions are coordinated to produce the physical forms and spatial relationships that a commercial center needs to thrive**.

**Many of the development and planning decisions that are typically negotiated at the individual project level are codified in the FBC.** This provides several benefits:

- Individual projects will not impede the overall goals.
- Incremental changes will contribute to the overall goals whether they occur in the short, mid, or long term.
- Design and planning requirements are more closely and clearly integrated with the approval process.



Potential streetscape with generous pedestrian and bicycle space produced by an FBC



The FBC also coordinates the public and private aspects of the neighborhood. This provides a degree of reliability that will consistently support the collective efforts of individual developers, property owners, and the City.

## 4. CODIFIED COMMUNITY GOALS

The **community established goals** for the Fort Union Corridor during previous planning processes such as the Fort Union Boulevard Master Plan, the City's General Plan update, ongoing town center master planning, and parks, trails, and open space planning. **The overall goal is to transform the commercial nodes into more walkable and timeless centers** that are well connected, provide diverse residential options and public space, and support local businesses.

These goals require a built environment with specific physical forms and spatial relationships. **The FBC translates the community goals into physical form requirements** that will guide future development decisions.



Form based code coordinates public and private investments to create a more cohesive development pattern.

## 5. PUBLIC ASPECTS

The public aspects of development under the FBC regulations encompass **all publicly owned land and structures**. The FBC requires a public street network that connects all public and private land. Public aspects also include **street design, streetscapes, open spaces, and pedestrian, bicycle, and parking facilities**. The objective is to provide these public improvements in a manner that meets the needs of existing and future developments. **This represents the City's commitment to the community's goals.**

## 6. PRIVATE ASPECTS

The private aspects of development under the FBC regulations encompass **the construction and use of buildings and structures on private property**. The FBC requires certain physical configurations for buildings, parking facilities, landscaping, and signage. The objective is to regulate only what is necessary, which provides increased flexibility for property owners. **These aspects represent each individual project's contribution to the community goals.**

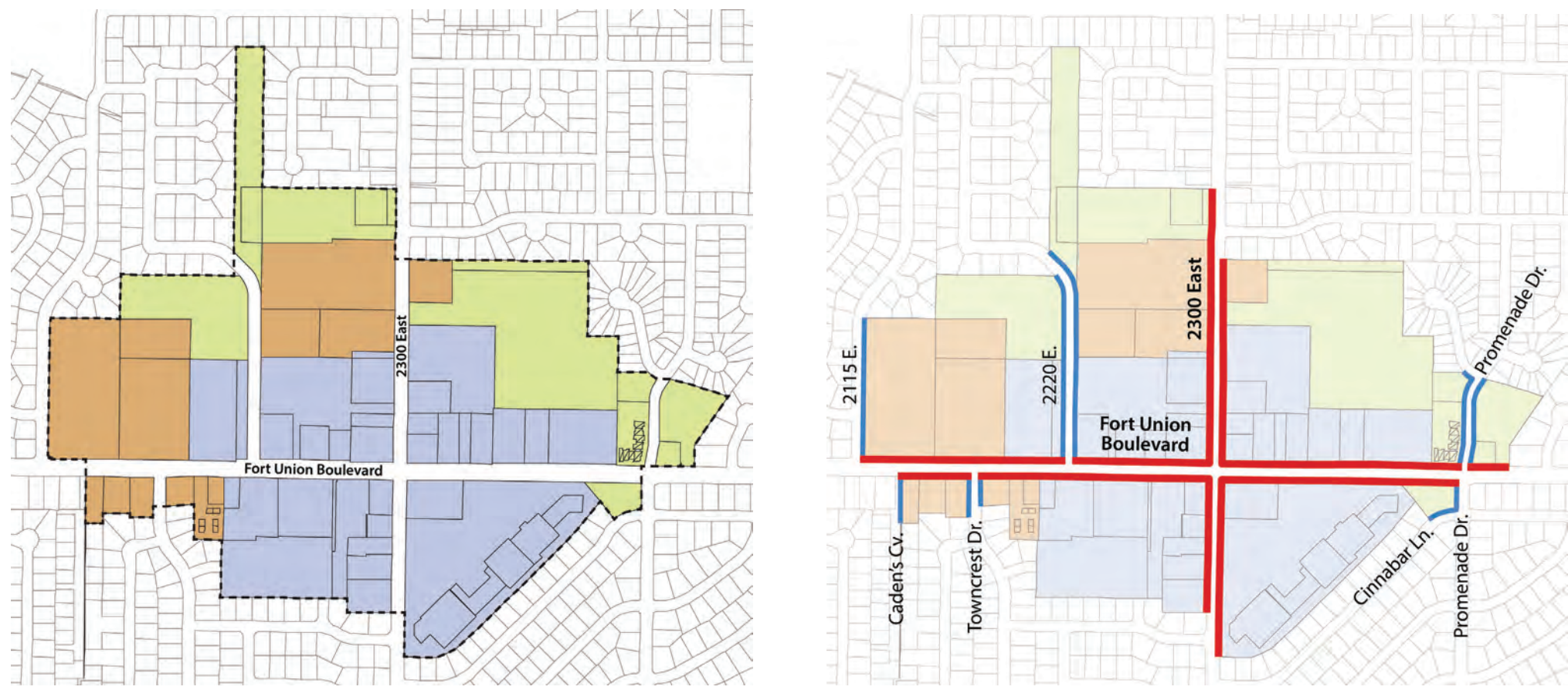


# INTERPRETING & USING THE FBC

## 1. FBC PARAMETERS & VARIABLES

A **parameter** is a measurable characteristic that is used to define parts of a system, like building height or roof type. The measurable value of a parameter can vary so a **parameter can also be a variable** within a system. **The FBC functions as a system of several interlinked sets of parameters.**

These parameters have different types of variables. **Numeric variables** use numbers, like the number of floors in a building or the distance between a building and street. **Text variables** are usually chosen from a list, such as a list of tree species or a list of uses. **Geographic variables** are determined by the physical location of a lot, such as which form district applies to each lot. **The variables for each parameter are calibrated to achieve the goals for the FBC areas.**



Geographic parameters for the 2300 East Area: Form district map (left) and Frontage map (right)

## 2. GEOGRAPHIC PARAMETERS

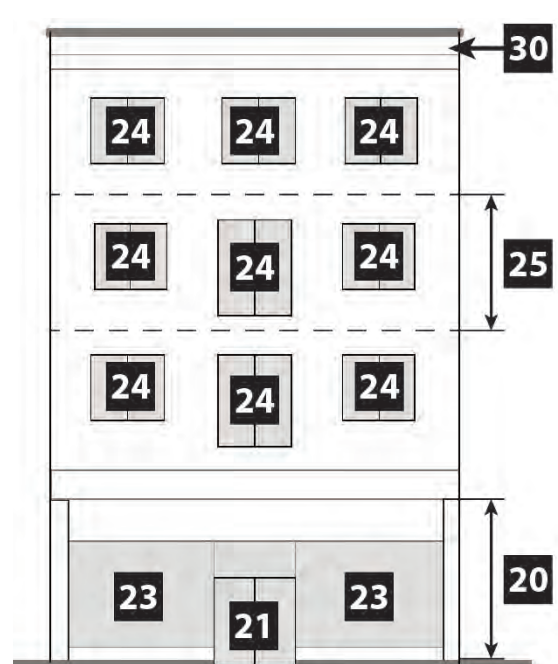
Geographic parameters, such as **form district and frontage type, are determined by the geographic location of each lot.** All lots are located within one of the four form districts and each side of a lot that abuts a street is assigned one of the frontage types.

**All lots within the FBC boundary are assigned a set of specific requirements for each geographic parameter.** These requirements are defined in the form district and frontage type maps and tables. These definitions produce several different form district and frontage type lot configurations. **This diversity of configurations is integral to customizing the FBC regulations to the specific streets and areas within the Fort Union corridor.**

## 3. DEPENDENT PARAMETERS

Dependent parameters and variables include **building type, use, site planing, landscaping, and signage.** The values for these parameters **depend on which geographic parameters apply to a specific lot.** For example, a lot in the Town Center form district that is located along a primary frontage will have a specific set of dependent parameter values that will differ, to varying degrees, from the parameter values for a lot in a different form district along a different frontage type.

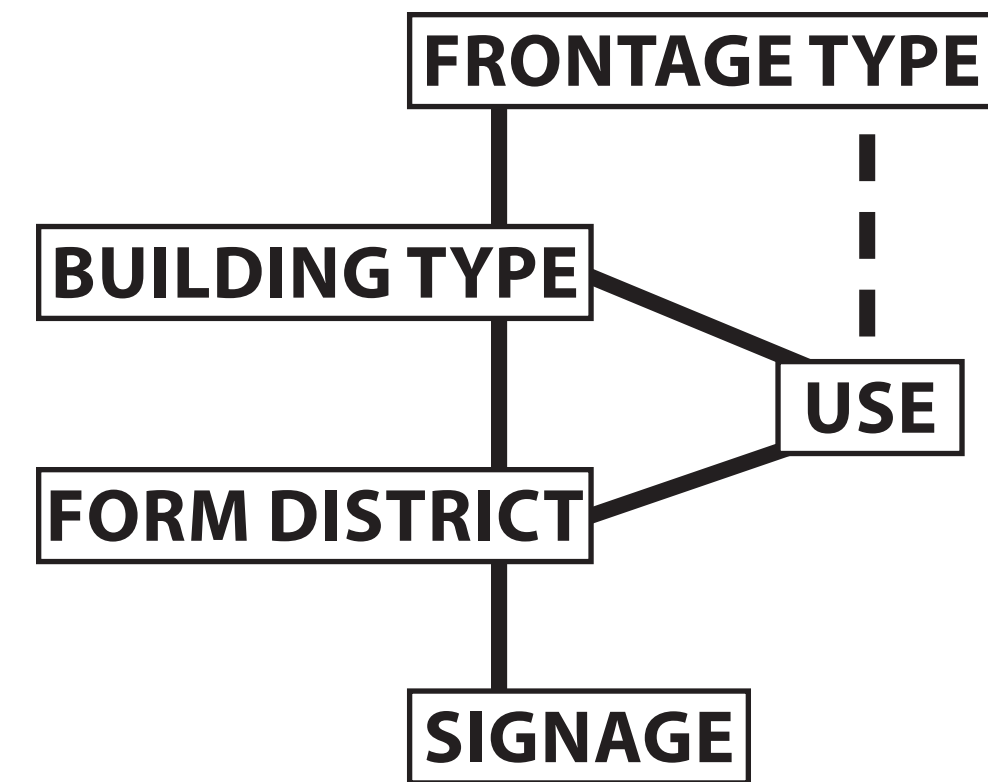
Dependent parameters can be considered a category of parameter because **each dependent parameter consists of one or more subsets of parameters and variables.** For example, the building type parameter includes 4 different building types (the variable) and each building type contains many more parameters that are organized into tables and diagrams.



Example of the building type requirements diagrams from the FBC. Each numbered square is a different parameter that corresponds to the values in a table.

## 4. INTERCONNECTED MAJOR PARAMETERS

Each of the major parameter categories is **described in individual chapters of the FBC.** These **major parameters are interconnected** so applying the FBC to a new development plan requires some reiteration to achieve FBC compliance. The relationships between these parameters is described in the chart below.



## 5. PROJECT PLANNING AND DESIGN USING THE FBC REQUIREMENTS

Development projects begin with their own set of **physical and fiscal requirements.** Requirements such as location, use, and building type map directly onto the FBC parameters.

Exploring a potential development within the FBC area should **begin with identifying the geographic parameters of the project.** This will help in site selection or in determining the possibilities within a specific site. **Then the ranges of values in the dependent parameters will further inform the evaluation of each site,** or potential sites, for a specific development proposal.

**The FBC requirements should inform architectural and landscape design processes.** Adherence to these requirements contributes to the community goals and will streamline the approval process.

## 6. THE FBC APPROVAL PROCESS

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.





# BUILDING FORMS & USES

## 1. BUILDING TYPES

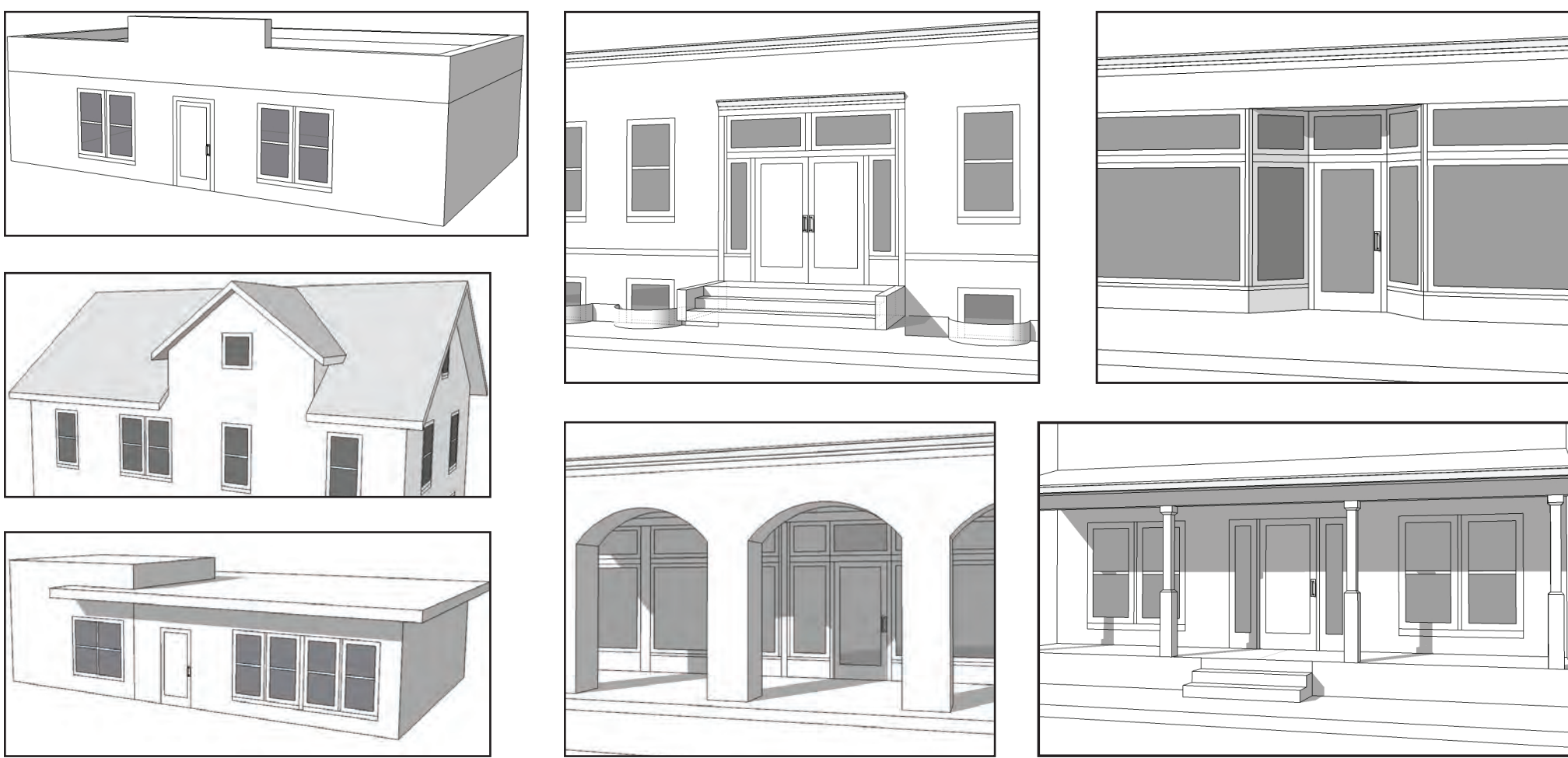
The FBC permits **5 building types** which are archetypal forms with general massing, siting, and facade requirements. **Building types are permitted by form district and frontage type**, providing an appropriate hierarchy of development intensity according to both street and neighborhood location. These building types have proven successful in meeting the needs of a neighborhood commercial center.



General examples of 4 of the 5 building types: (from top left) general, limited bay, row, and yard

## 2. ENTRANCE & ROOF TYPES

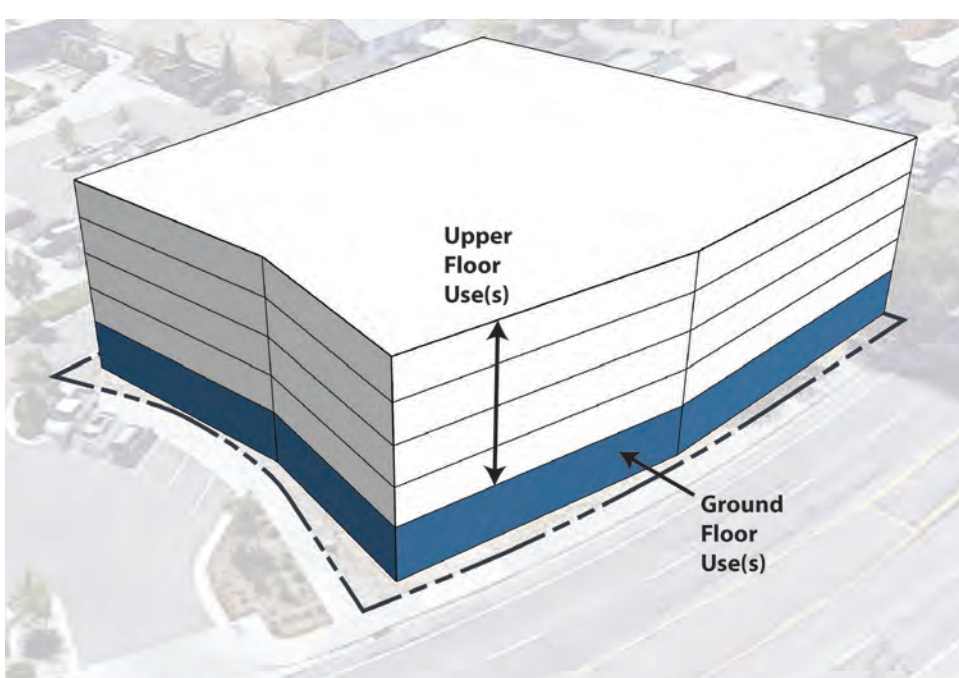
The FBC defines **4 entrance types and 3 roof types**, with a roof tower option. Entrance and roof type options are **permitted by building type and vary by the form district where the building is located**. The entrance and roof types were chosen because they complement the permitted building types and development style.



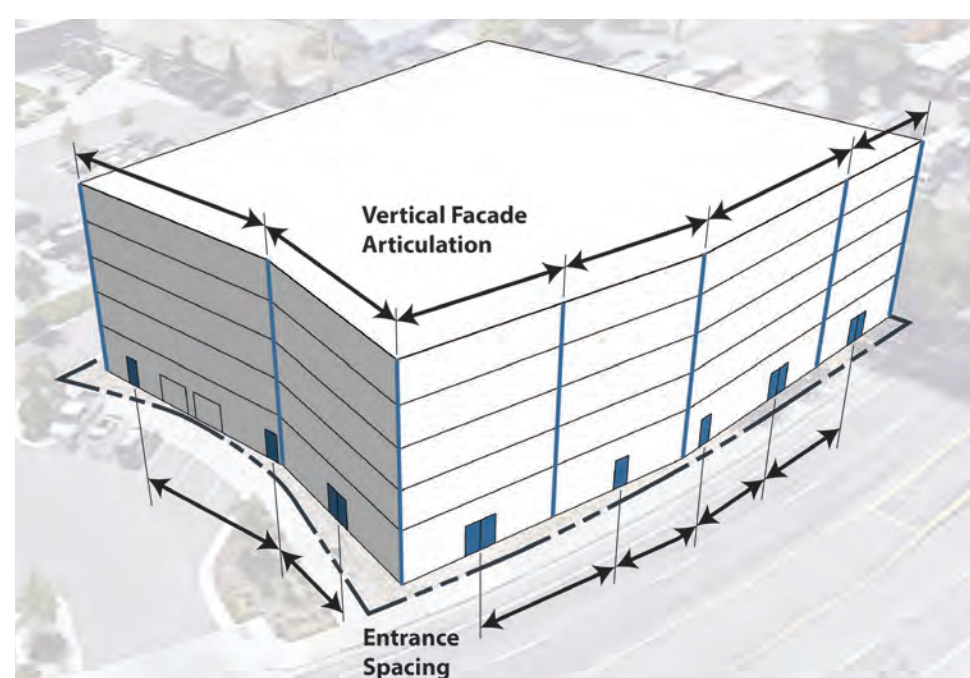
Roof types: (left column, top to bottom) parapet, pitched, and flat  
Entrance types: (right group, top left to bottom right) stoop, storefront, arcade, and porch

## 3. DIVERSE USE OPTIONS

The FBC defines 6 general use categories and one site use category. Each of **the 6 general use categories contain multiple sub-categories** which were selected specifically for the goals of the Fort Union Corridor. Site uses describe permitted uses that do not require a building. These use categories **permit a much wider range of uses than the previous land use zoning regulations**, giving developers and property owners many options.



Some building types permit different use categories on the ground floor and upper floors

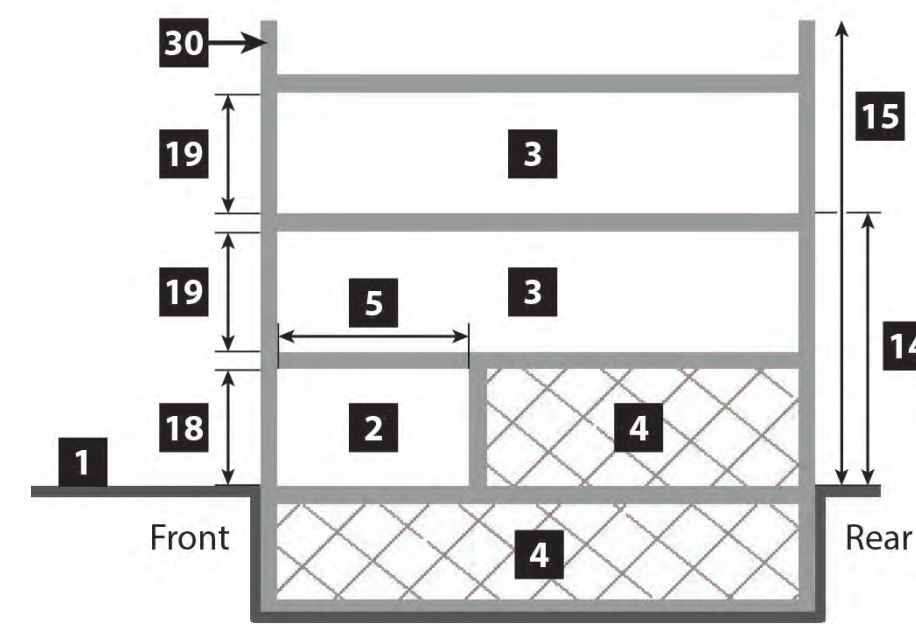


Multiple facade sections and entrances support a mix of ground floor uses

## 4. PERMITTING USE BY BUILDING TYPE

**Uses are permitted by both building type and form district.** Some building types permit different uses for the ground floor and upper floors of the building. This approach to use permissions produces a development pattern that supports the successful function of a commercial center including:

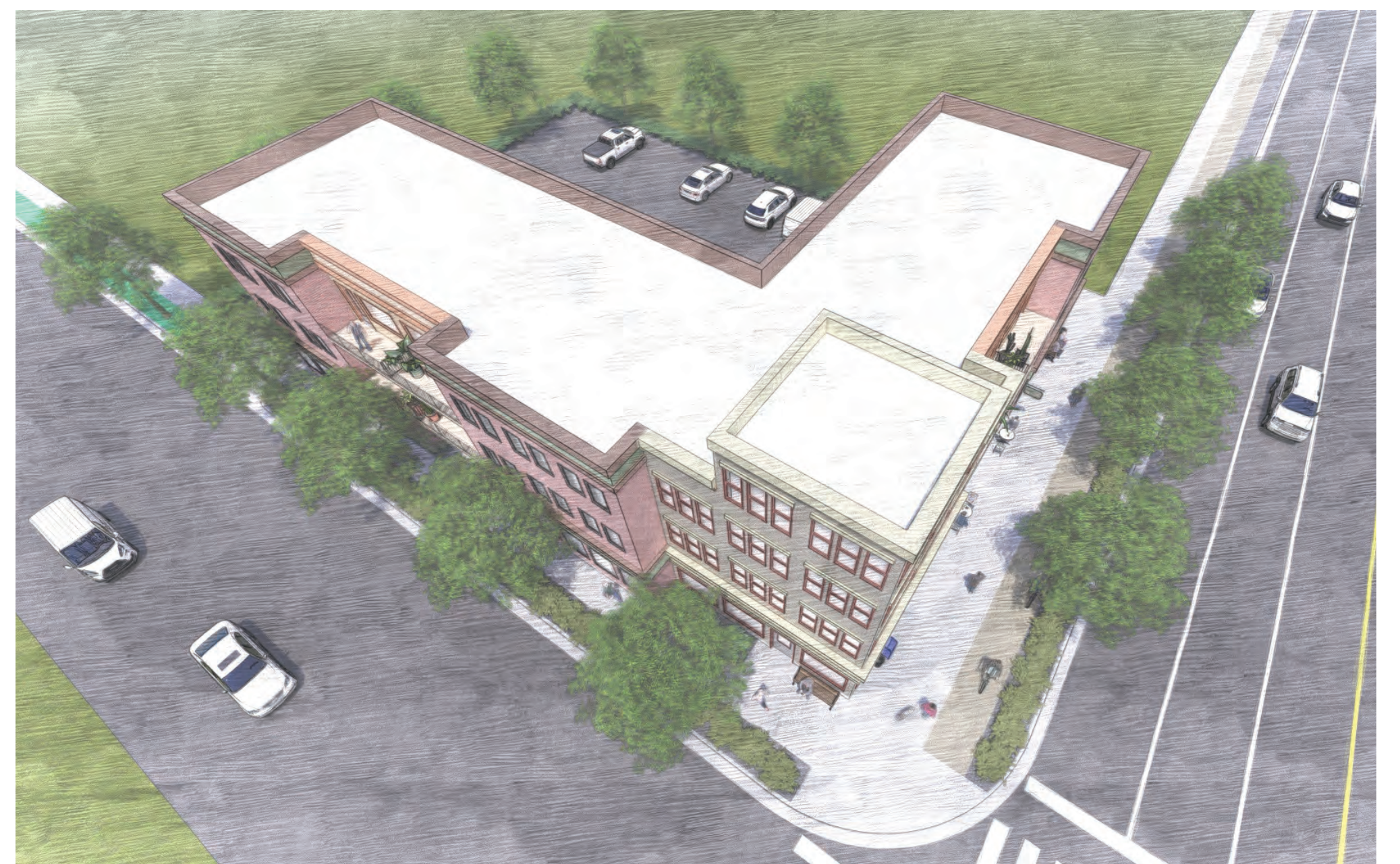
- Mixed-use buildings and districts
- A hierarchy of use intensity and distribution
- Buildings that are adaptable to use changes over time



Example of the building type requirements diagrams from the FBC. Numbers 2, 3, and 4 are use parameters.

## 5. EXAMPLE SITE

The images below illustrate how **the FBC permits a variety of building types, uses, and development intensities**. Both examples are designed for the same site and both meet the FBC requirements.



The first example is a **general building with retail/service/residential uses**, storefront and arcade entrance types, flat roof, and integrated parking structure.



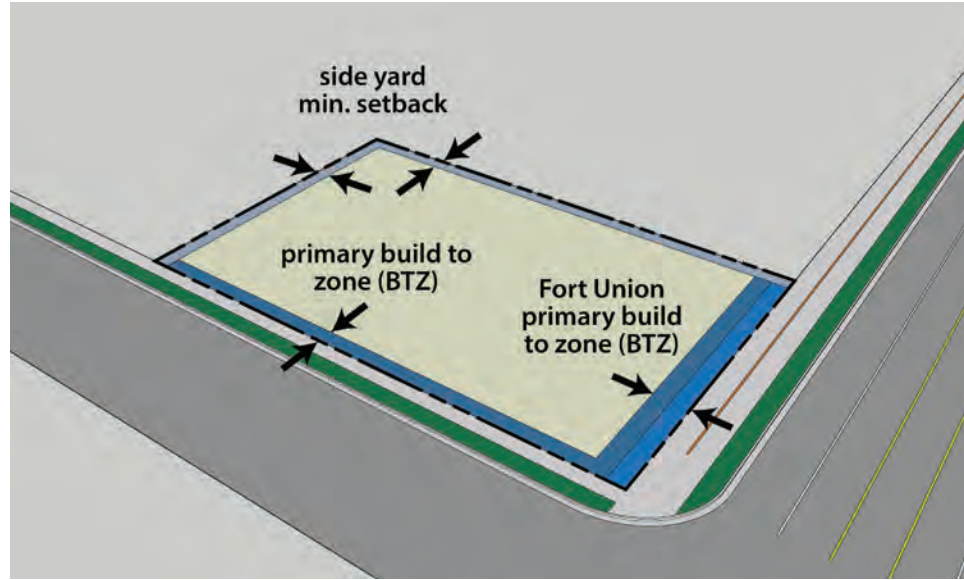
This second example is a **row building with single-use residential**, stoop entrances, flat roofs, and a parking lot.



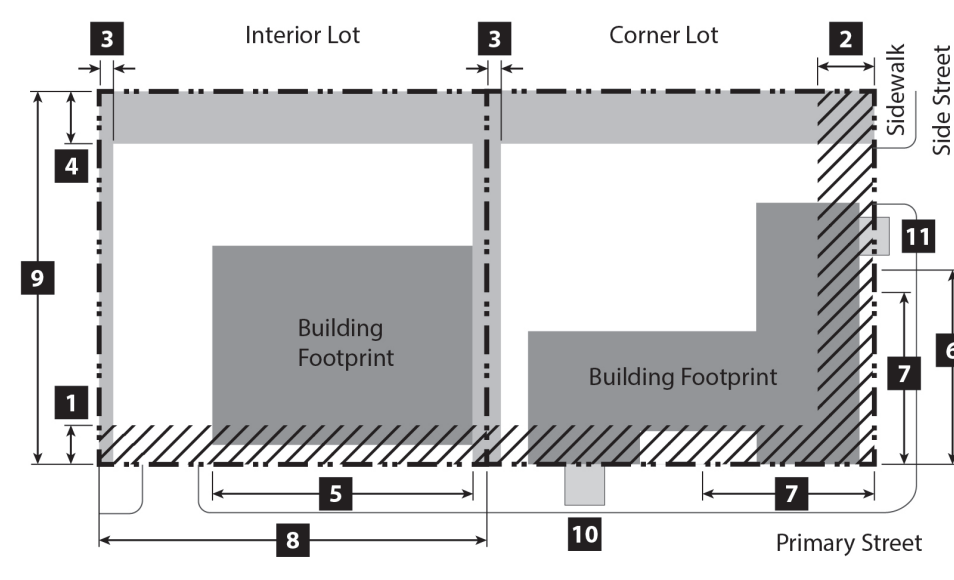
# SITE REQUIREMENTS

## 1. BUILDING SITING

The FBC regulates the locations and certain dimensions of new buildings. Frontage type requirements regulate the spatial relationship between the building and street, including facade length. Regulating these aspects of building siting according to frontage type produces spatial relationships that are consistent along entire streets. Building type requirements regulate the more minor aspects of building placement. The **building siting requirements are designed to locate buildings close to the street**, one of the major components of a successful commercial center.



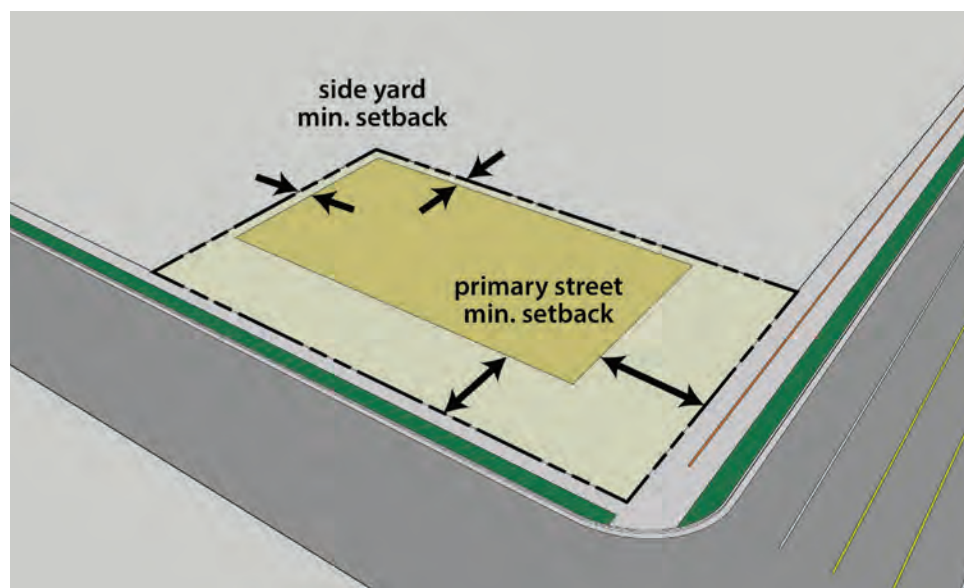
Building setbacks diagram



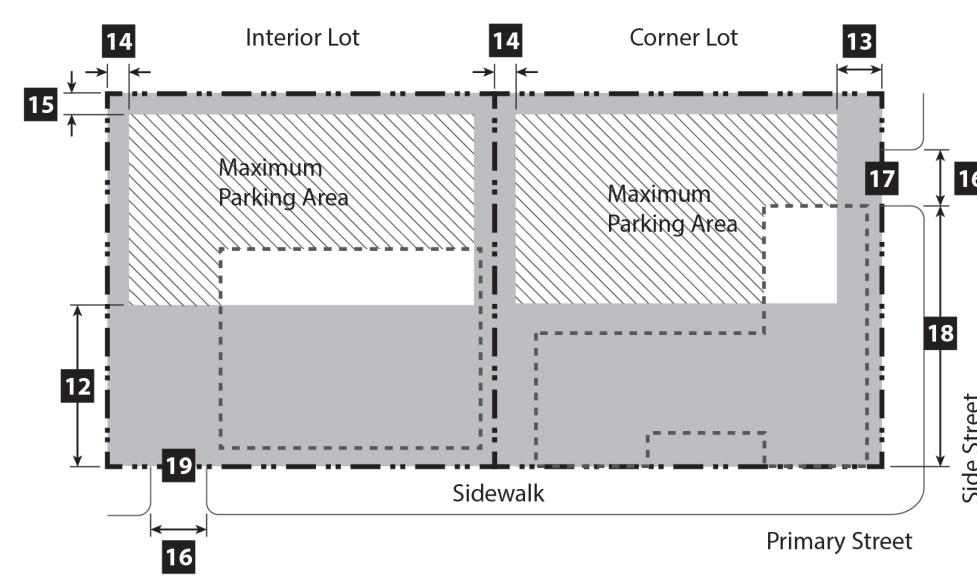
Frontage type building siting requirements

## 2. PARKING SITING

The FBC regulates the locations and certain dimensions of new parking lots. Frontage type requirements regulate maximum parking lot size and driveway width and location. Building type requirements regulate the parking lot location relative to the building and the driveway access type. **The intention of these siting requirements is to locate parking behind buildings and minimize visibility from the street**, another major spatial configuration of a successful neighborhood center.



Parking setbacks diagram



Frontage type parking siting requirements

## 3. PARKING REQUIREMENTS

Parking is regulated by use sub-category. The regulations are designed to provide adequate parking while limiting unnecessary or excess parking. Parking management tools such as multiple use reductions, shared parking reductions, and parking credits will help **minimize the negative effects of excessive parking**.



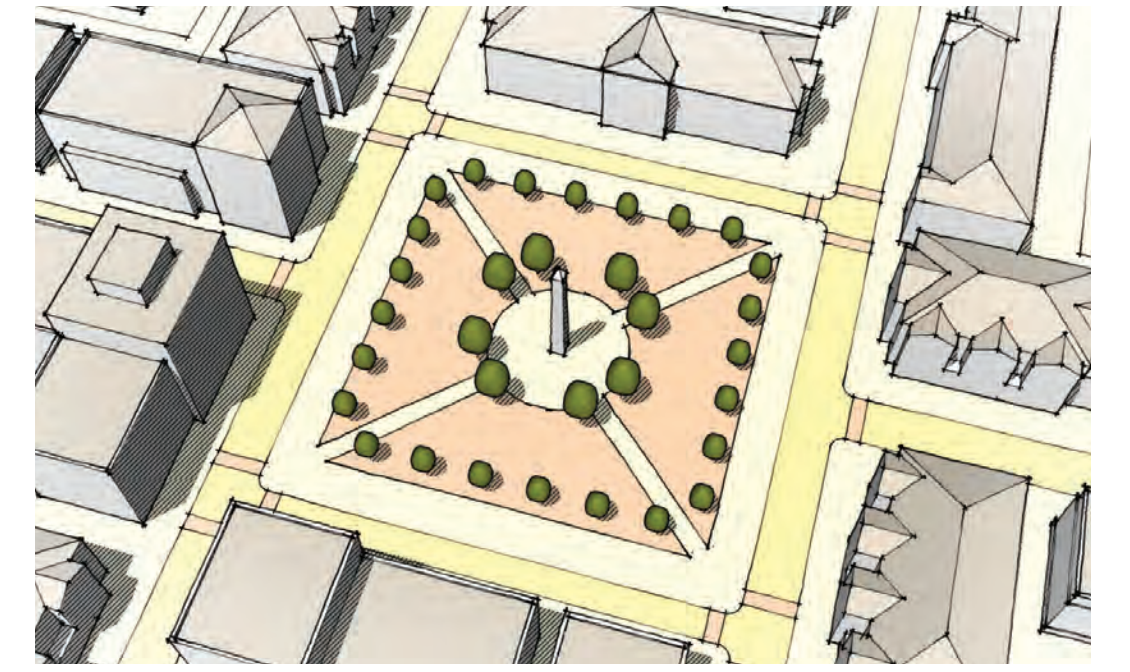
A shared parking lot located behind the buildings on the block interior

## 4. OPEN SPACE

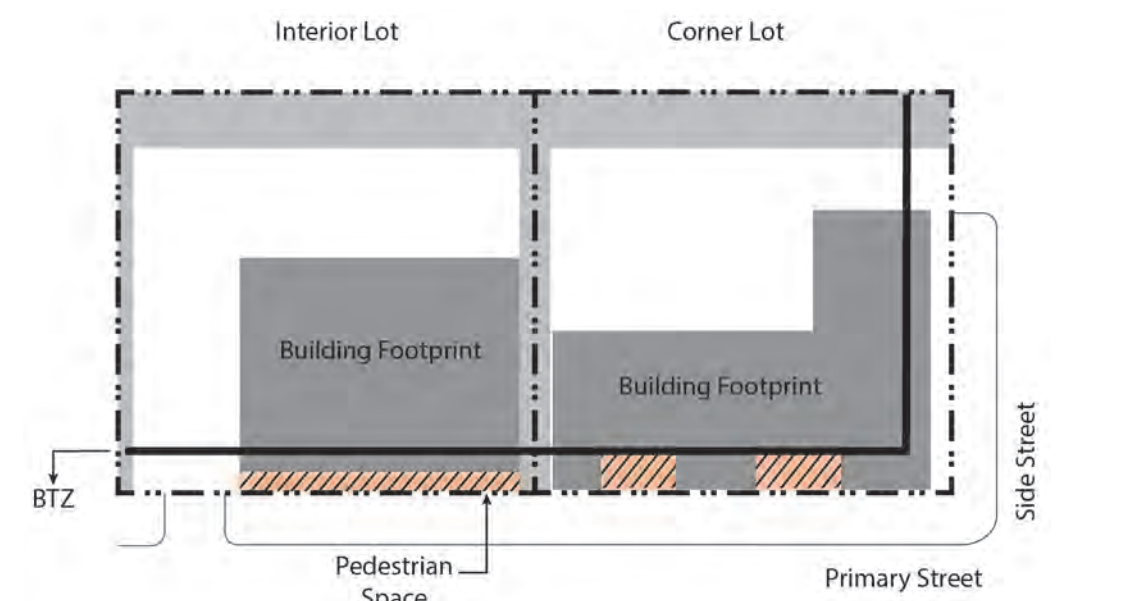
The FBC defines 4 types of open space: pocket parks, town squares, parks, and street level pedestrian space. **The open space types are regulated by the FBC** when they are included in a development. **New construction projects are likely to include street level pedestrian spaces.** These open space types are appropriate for the Fort Union Corridor development goals.



Pocket park example



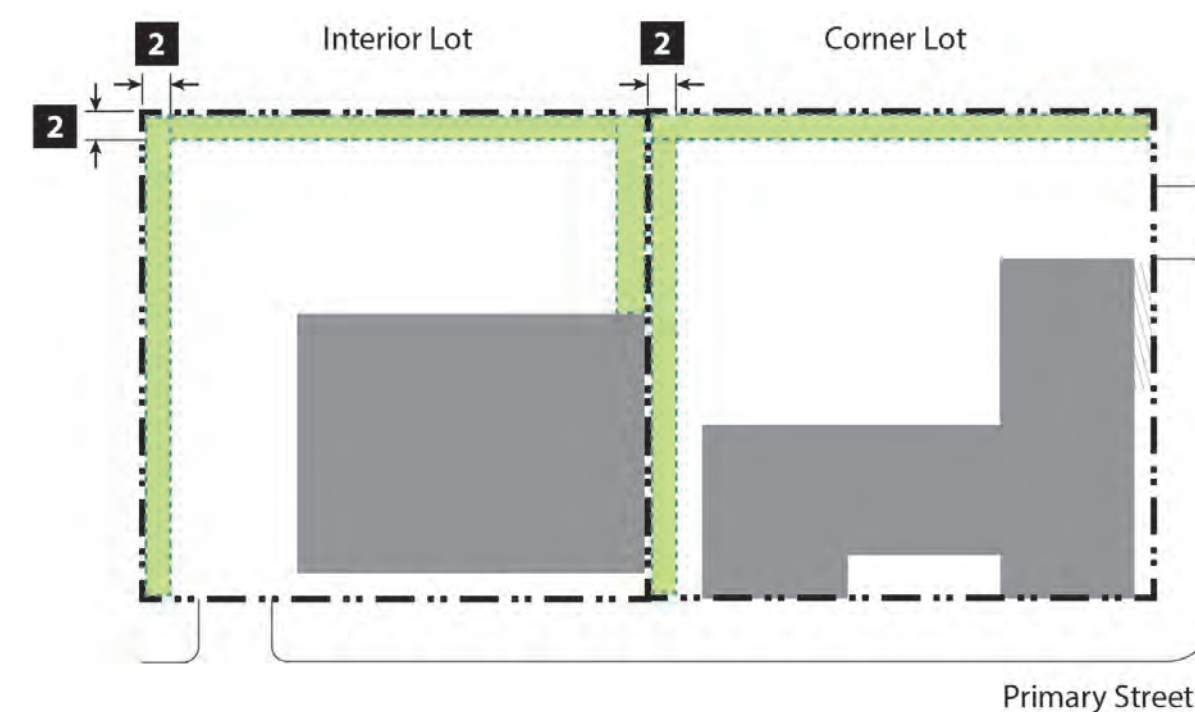
Town square example



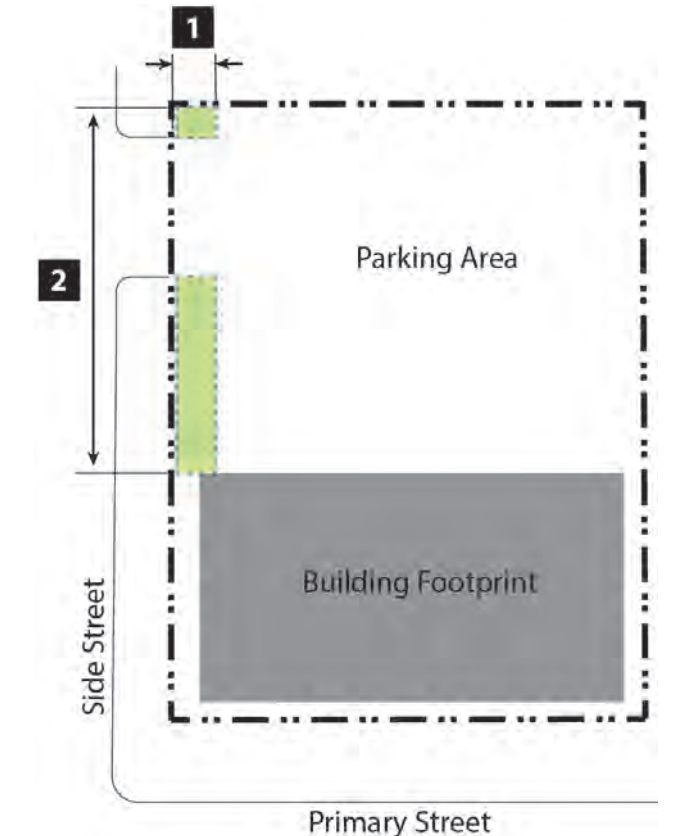
Street level pedestrian space diagram

## 5. LANDSCAPING

The landscaping section of the FBC defines 3 landscape area types: side and rear buffers, parking lot frontage buffers, and parking lot interior landscaping. These **landscape areas are required on lots with according to site configuration**. Additional landscaping within a development is not regulated by the FBC. Streetscape landscaping is regulated by street type.



Side and rear landscape buffer area diagram

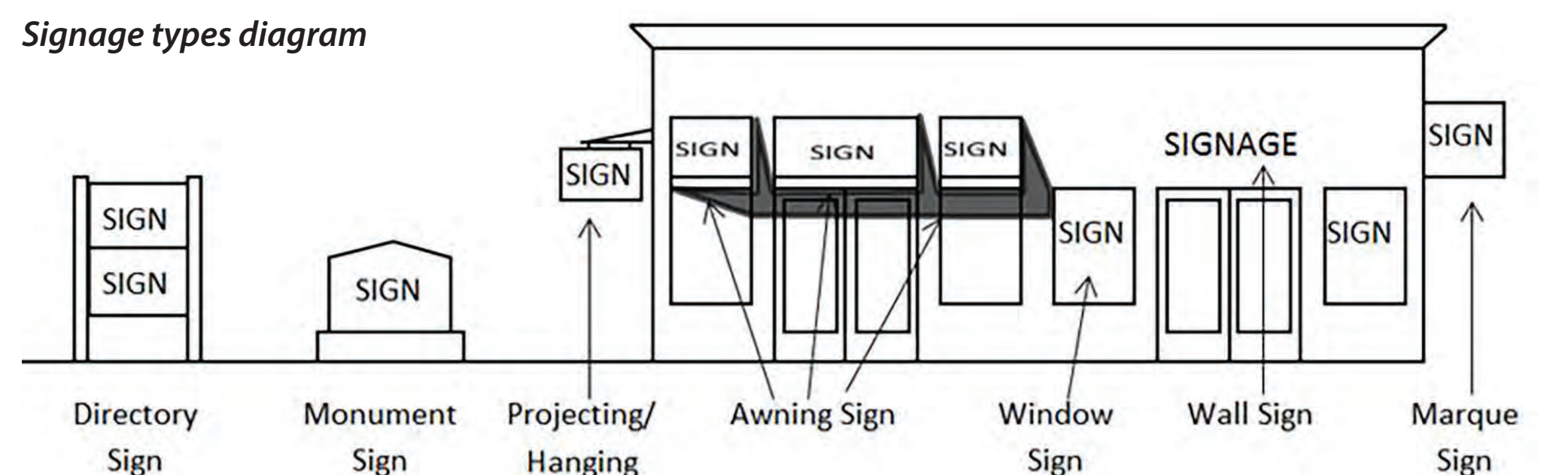


Parking lot frontage buffer area diagram

## 6. SIGNAGE

Seven different types of signs are defined in the FBC. **Sign types are permitted by form district.** Several attributes are regulated by the FBC, including size, location, material, quantity, and illumination. The signage requirements are designed to **allow signage that is sufficient for visual communication without compromising the neighborhood identity**.

Signage types diagram





# CASE STUDY: BOUNTIFUL, UTAH

## BOUNTIFUL MAIN STREET FBC

Bountiful's Main Street has an extensive collection of historic and varied retail and civic buildings. This is a tremendous asset to the City and has value in helping to draw in consumers from outside the city, including tourists.

In 2016, the city of Bountiful produced a document outlining the guiding principles and goals for the revitalization of their Main Street. Each goal was answered with a policy change, such as developing a new FBC ordinance.

The two guiding principles for revitalizing their historic main street:

- Make Main Street the "Heart" of Bountiful and South Davis
- Ensure Successful Businesses on Main Street

Through the use of FBC, the City was able set design standards for new developments to preserve and complement the existing historic buildings and increase safety and walkability through a pedestrian-focused streetscape.

### DESIGN STANDARDS

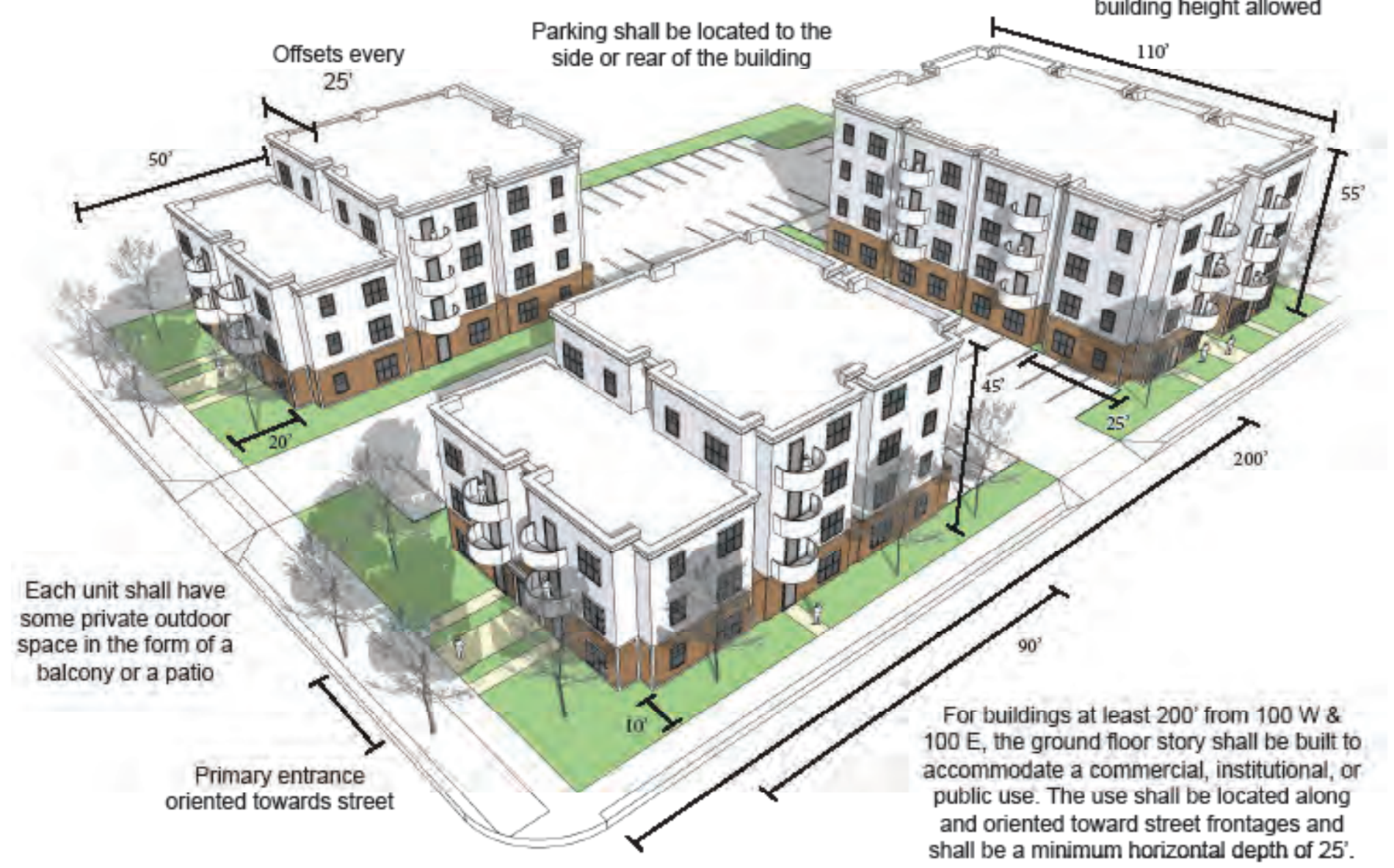
Articulation	<ul style="list-style-type: none"> <li>• A building should reflect a human scale and be inviting to the public. Large buildings should be stepped, both vertically and horizontally, to break-up the building mass and provide aesthetic relief.</li> <li>• Building entrances shall be accessible public sidewalks via on-site pedestrian walkways.</li> </ul>
Public Amenities	<ul style="list-style-type: none"> <li>• Overhangs and canopies should be integrated into the building design so as to enhance pedestrian walkways.</li> <li>• Comfortable and attractive amenities such as benches, tables, drinking fountains, trash receptacles, information kiosks, plazas, fountains, etc., should be provide for public enjoyment and comfort.</li> </ul>
Colors and Materials	<ul style="list-style-type: none"> <li>• At least twenty-five percent (25%) of the primary facade shall have upgraded architectural features such as canopies, pillars, archways, and other treatments.</li> </ul>
Structural Height	<ul style="list-style-type: none"> <li>• Buildings located at least 200 feet from 100 West and 100 East street property line shall not exceed 55 feet in height measured at the average grade.</li> </ul>



Bountiful's Downtown Height Standards

### 14-7-112 OTHER REQUIREMENTS

#### C. Structure Design and Materials



Bountiful's Downtown Design Standards



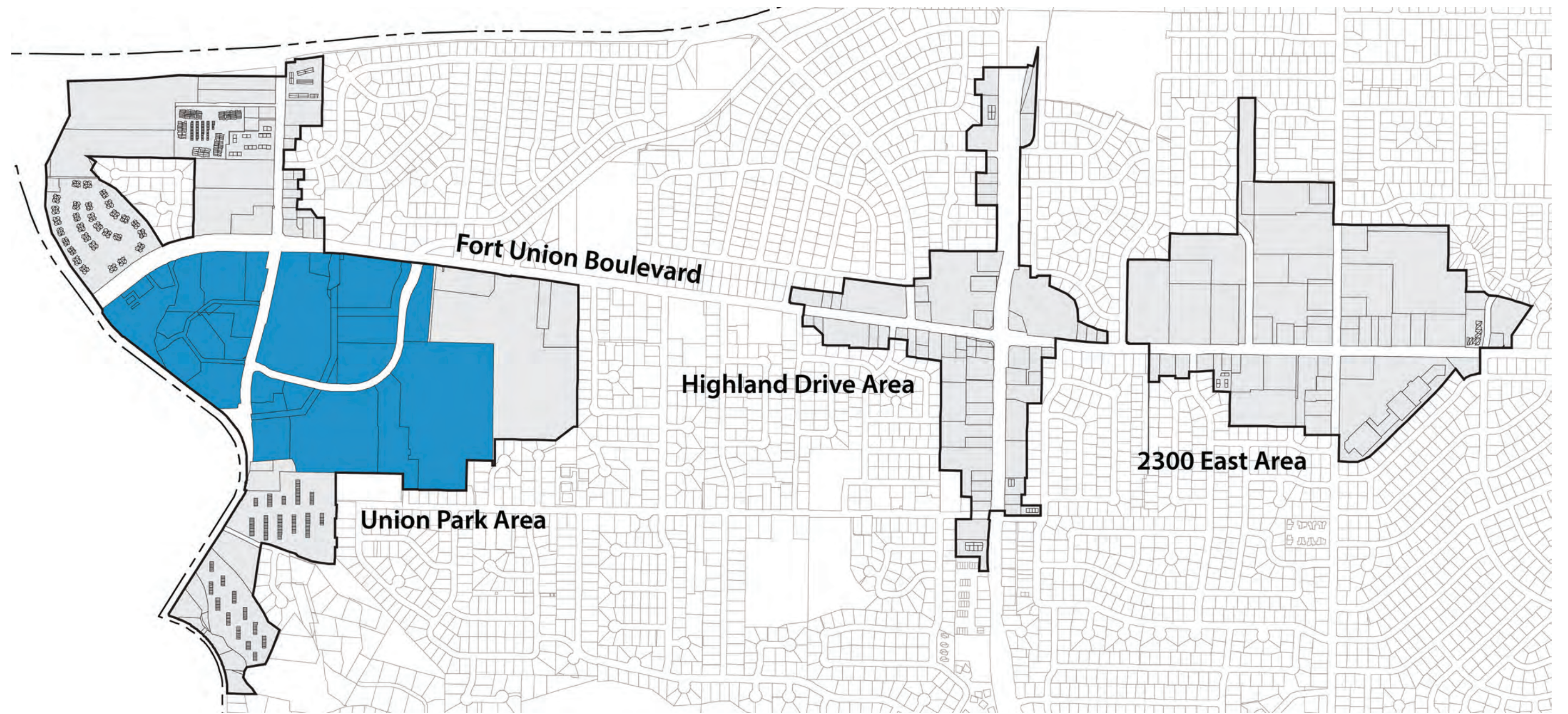


# FORM DISTRICTS

## 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



Map of the parcels designated as the Union Park Center (UPC) form district



Building example with a mixed use ground floor and office use on upper floors



Building example with a mixed use ground floor and residential use on upper floors

### SNAPSHOT:

Minimum Height: 3 stories

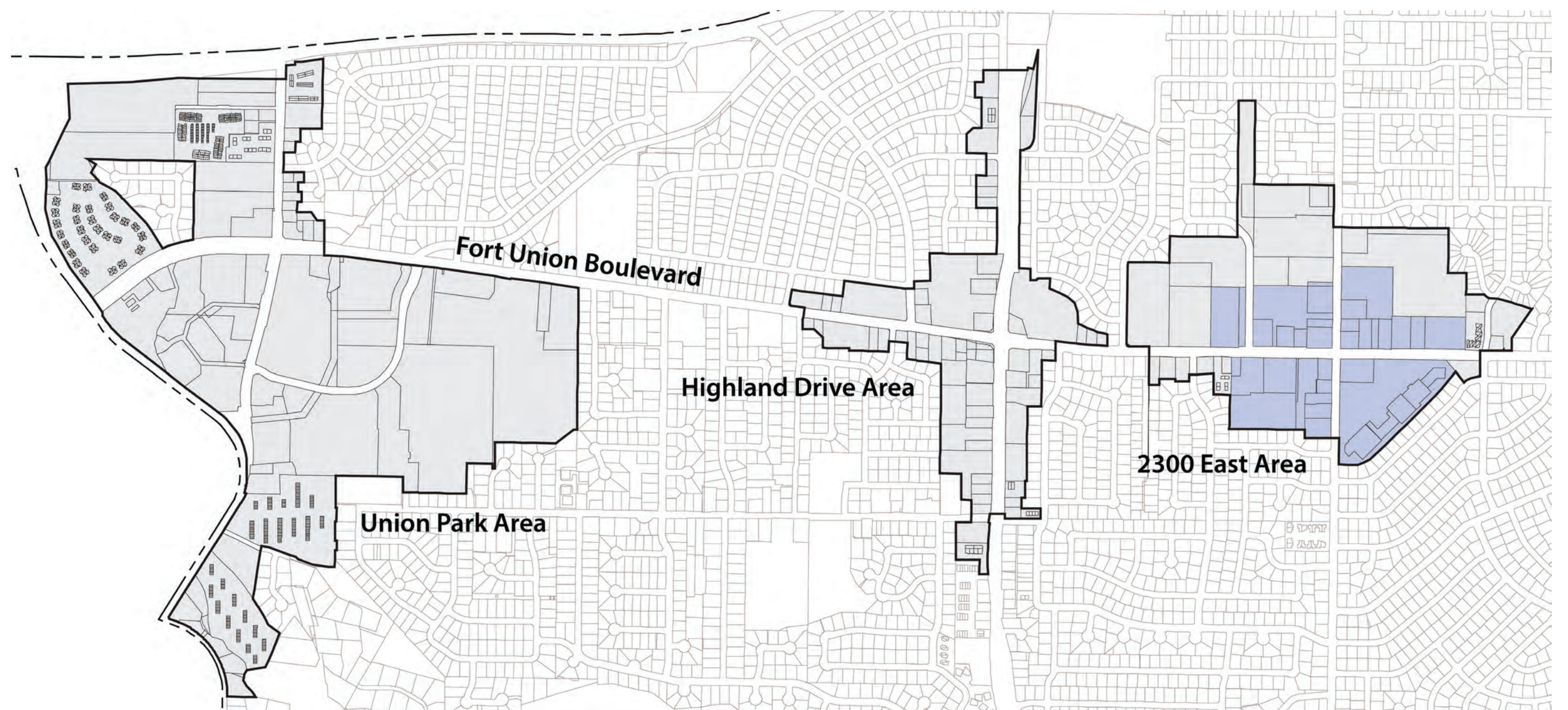
Maximum Height: 8 stories (114' max.)

Uses: Office, housing, retail

## 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. Similar in character to the UPC form district, but at a smaller scale, the TC form district is characterized by:

1. Vertical mixed use
2. Community Spaces
3. Walkable & concentrated



Map of the parcels designated as the Town Center (TC) form district



Town center active streetscape example



Civic building example

### SNAPSHOT:

Minimum Height: 2 stories

Maximum Height: 4 stories (60' max.)

Uses: Retail, housing, restaurant, office

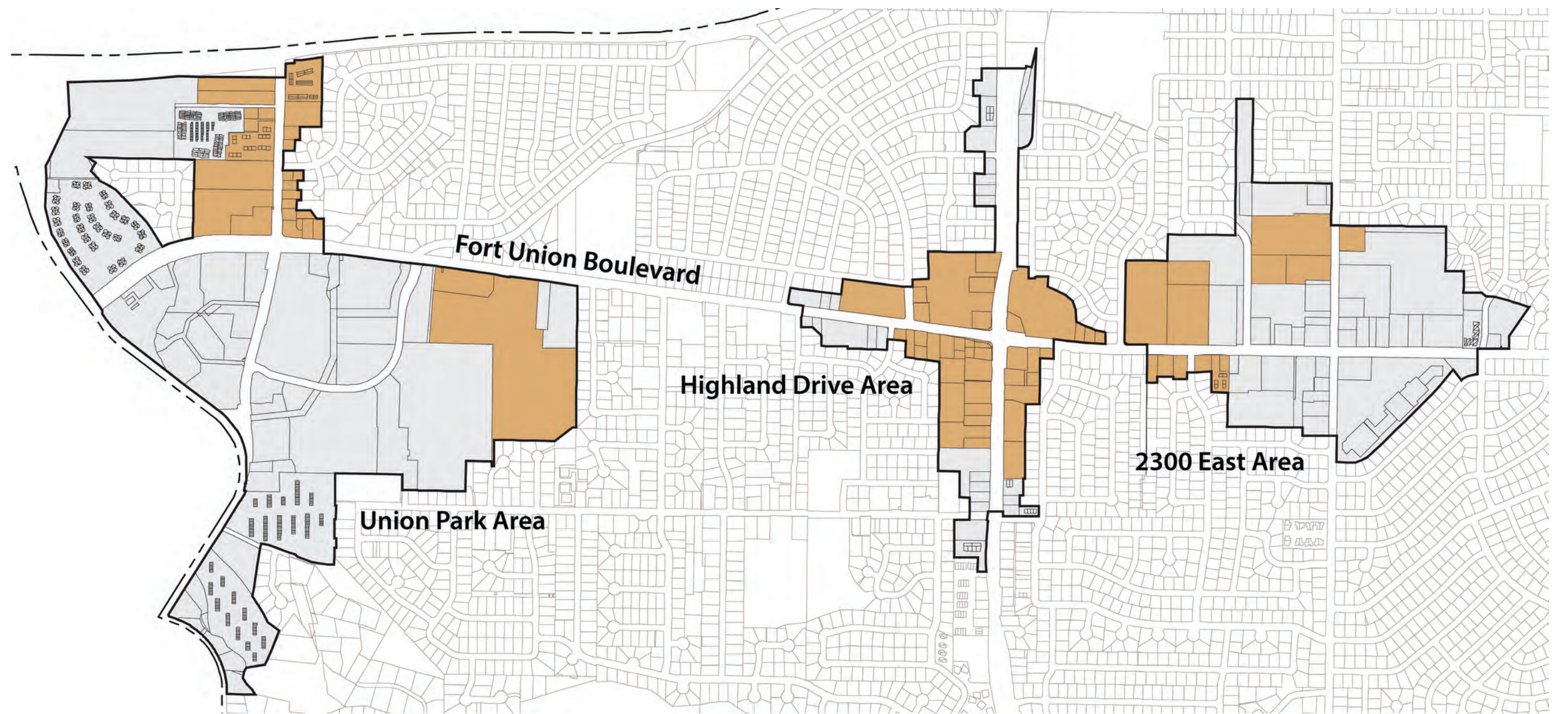


# FORM DISTRICTS

## 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



Map of the parcels designated as the Fort Union Boulevard (FUB) form district



Boulevard urban design example



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

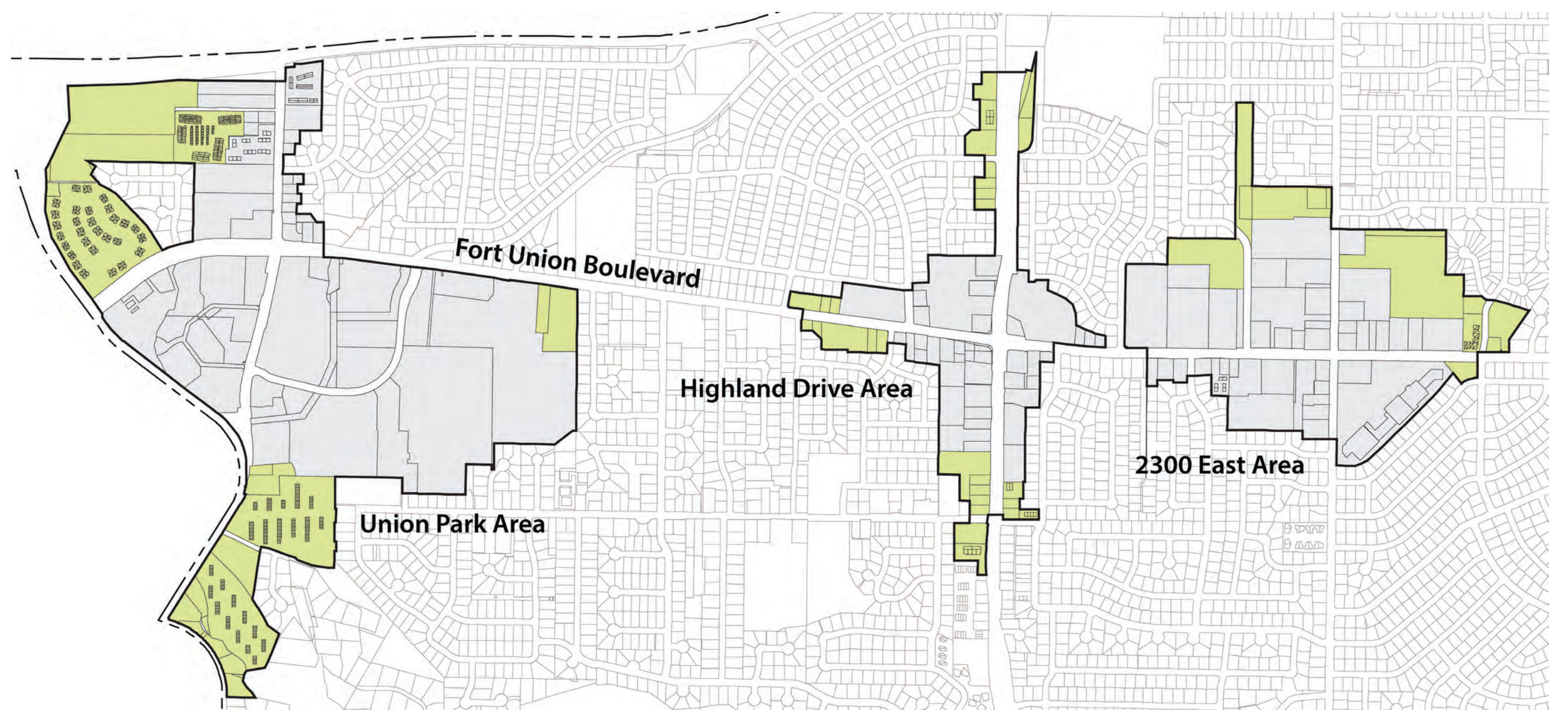
### SNAPSHOT:

Minimum Height: 2 stories  
Maximum Height :4 stories (60' max.)  
Uses: office, housing, retail

## 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



Map of the parcels designated as the Residential Transition (RT) form district



Row building type example with residential use



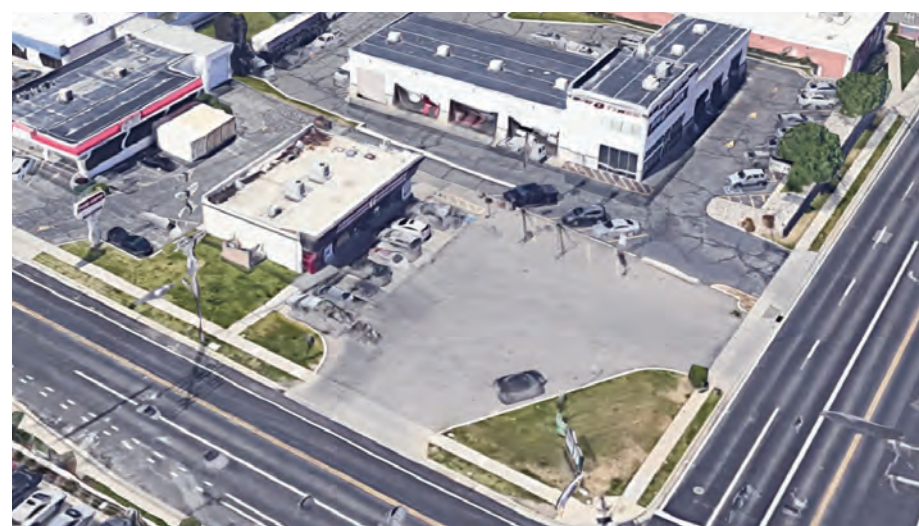
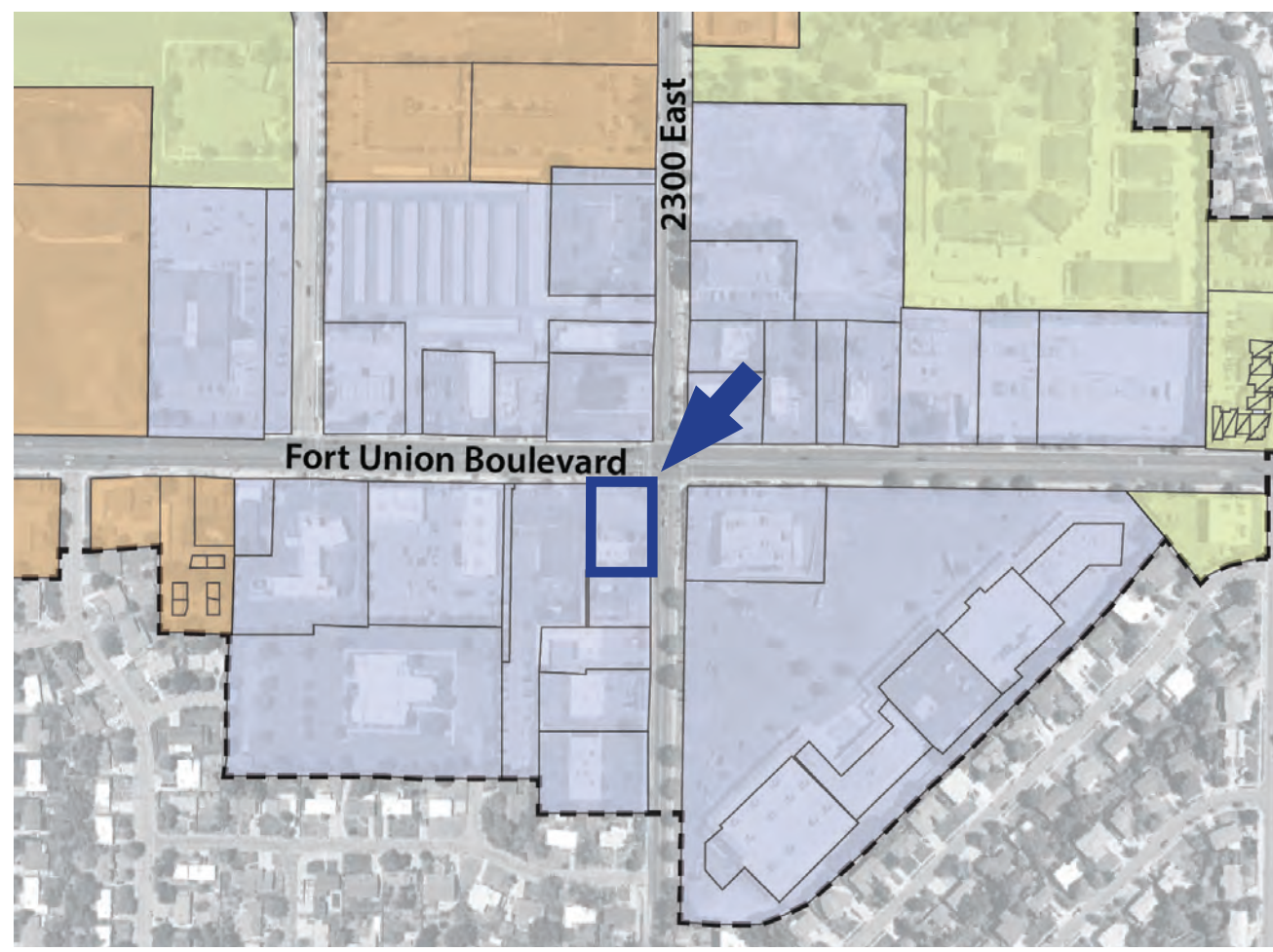
Yard building type example

### SNAPSHOT:

Minimum Height: 2 stories  
Maximum Height: 3 stories (38' max.)  
Uses: housing, retail



# PROTOTYPE SITE



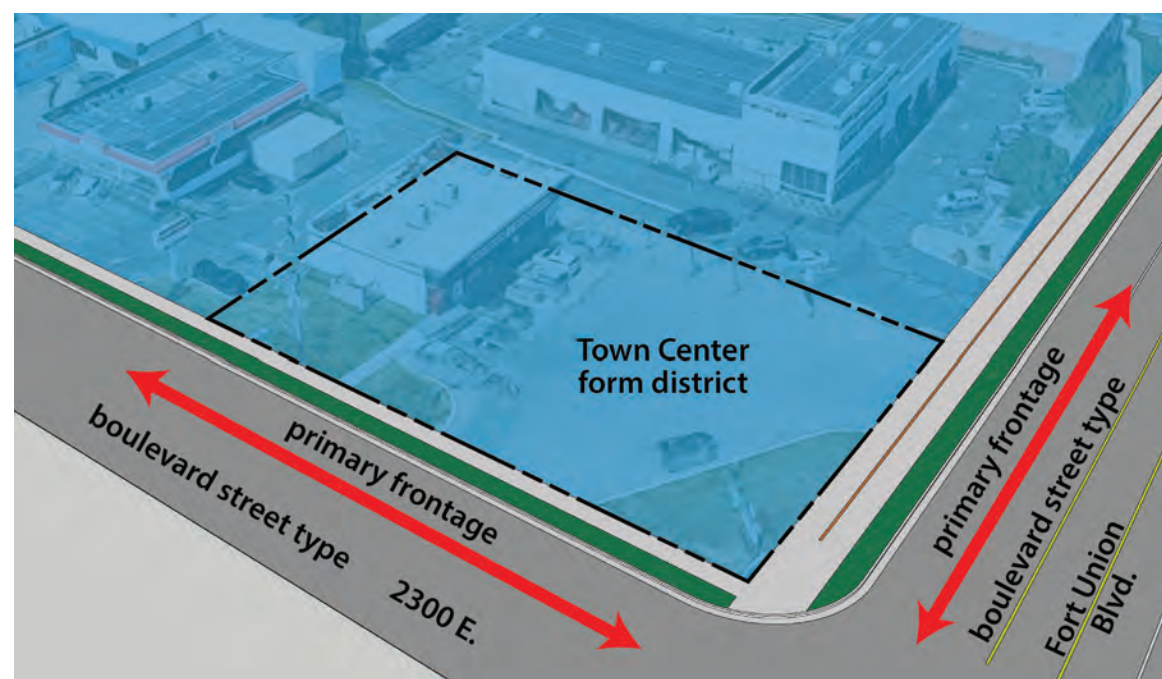
Prototype site at the southwest corner of Fort Union Boulevard & 2300 East

This prototype site is used as an example to illustrate how the FBC parameters are applied to a redevelopment project.

The **parameters shown in each diagram** are described in the adjacent text. The value, or range of values, associated with each parameter is shown in the right column. These values are taken from the tables in the FBC.

Although the prototype example uses a real site it is a fictional example, not a proposed development, and does not include all of the FBC parameters.

## SITE SPECIFIC PARAMETERS



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

The FBC provides an area map for three of these parameters. **Refer to the maps** to find the value of each parameter for any given site.

Lot type is also a site specific parameter but does not have its own set of maps.

### Prototype Site

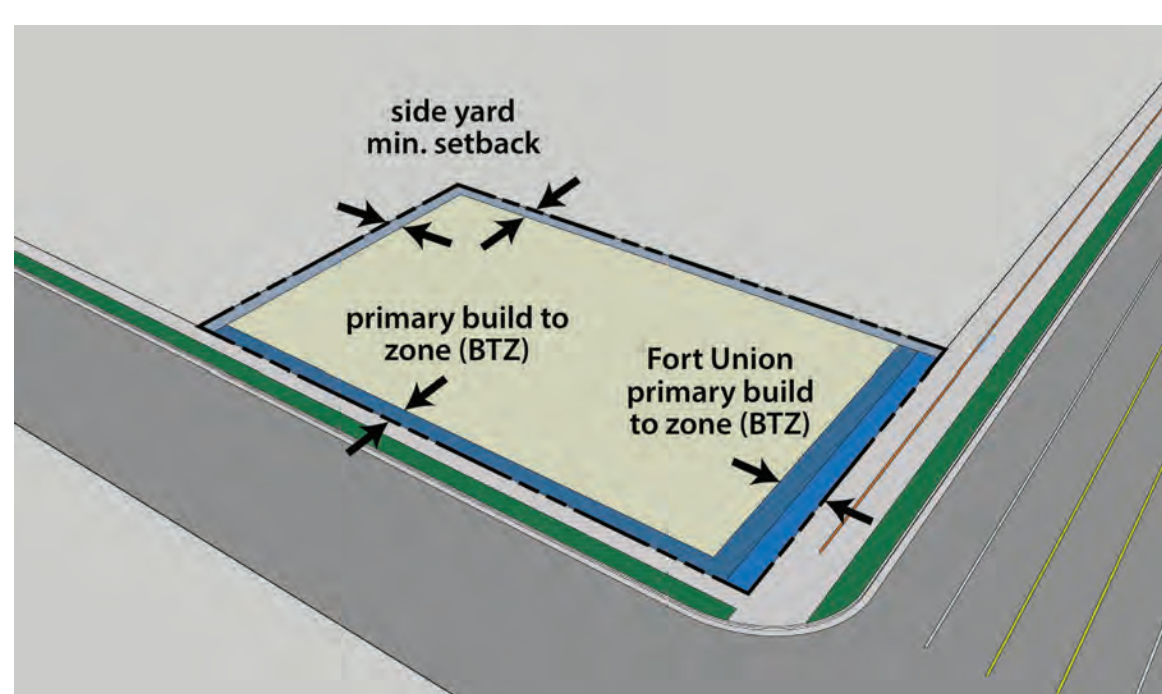
Form District: Town Center

Street Type: Boulevard/Boulevard

Frontage Type: Primary/Primary

Lot Type: Corner (corner lots have two frontages and two side property lines, no rear property lines)

## BUILDING LOCATION



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

**Setbacks** are used along 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, or build to zone**, is used along street facing property lines. BTZ is expressed as a range of distances from the property line. The front of the building facade must be located somewhere within that range. A special primary frontage BTZ is used along Fort Union Boulevard.

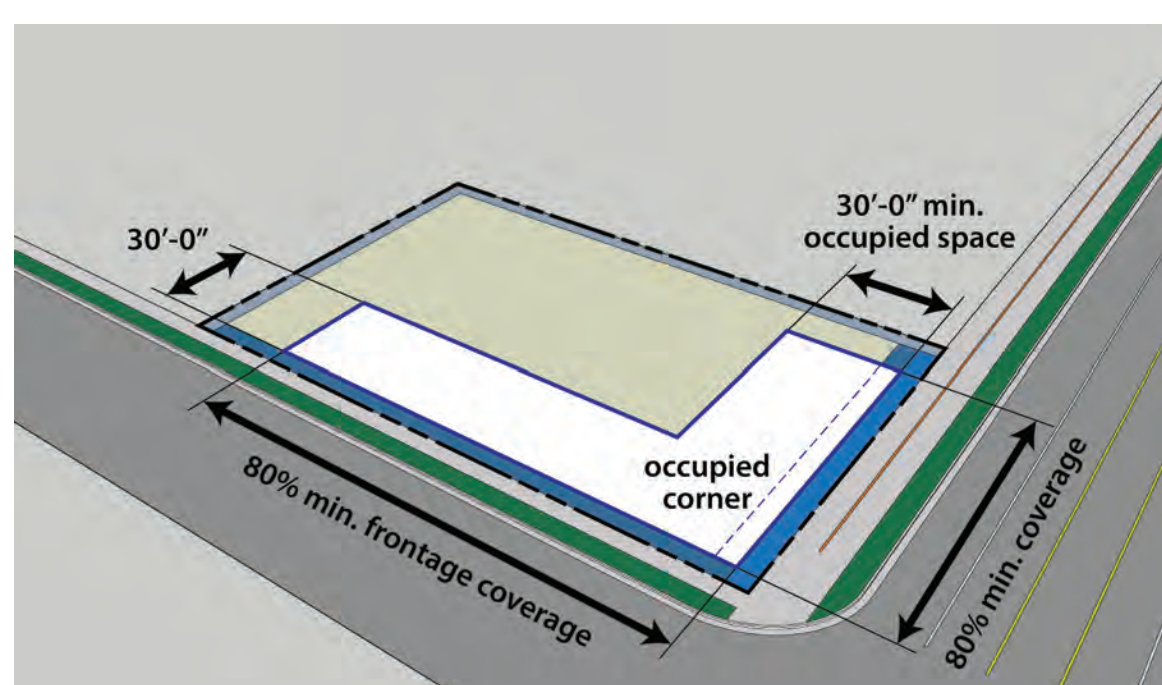
### Prototype Site

Side Yard Setback: 5'-0" min.

Primary Frontage BTZ: 0'-0" to 5'-0"

Fort Union Primary Frontage BTZ: 5'-0" to 10'-0"

## INITIAL MINIMUM BUILDING FOOTPRINT



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

The length of the building along the street 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 a line perpendicular to the facade.

Buildings on a corner lot must occupy the corner.

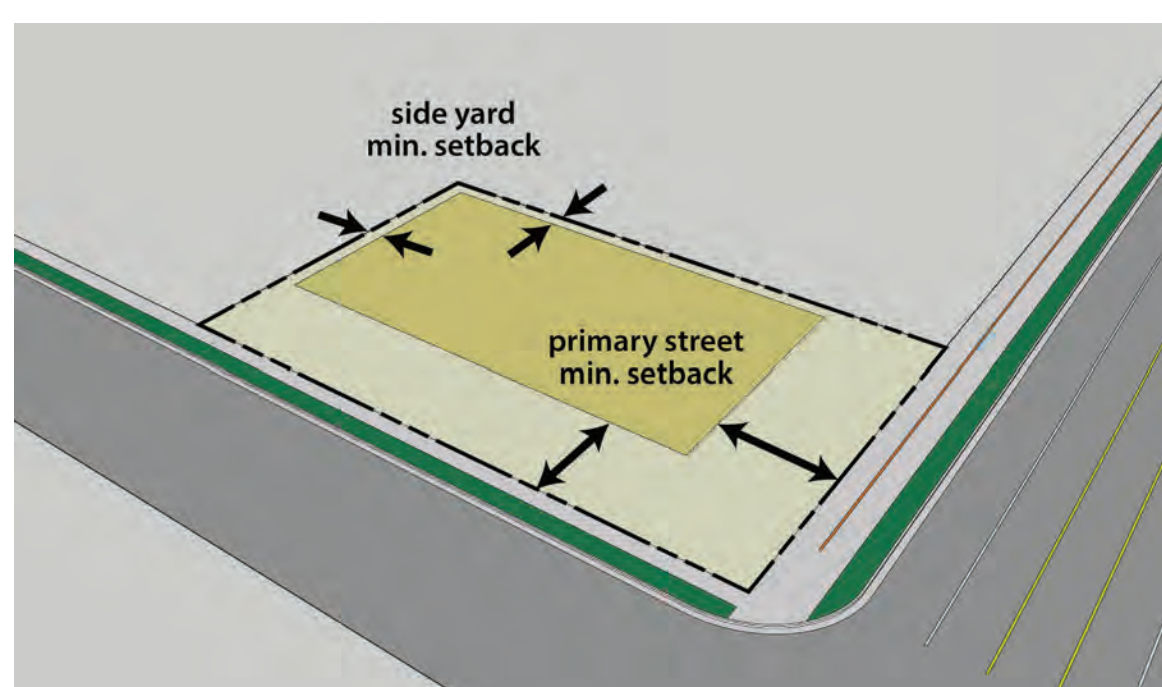
### Prototype Site

Primary Frontage Coverage: 80% min.

Required Occupied Space: 30'-0" min.

The footprint is shown at the inner limit of the BTZ on 2300 E. and the outer limit of the BTZ on Fort Union Blvd. (where the inner limit is marked with a dotted line).

## PARKING LOT LOCATION



The parking lot location and size is determined by four parameters. These describe the potential maximum size of the parking lot, which may need to be adjusted later.

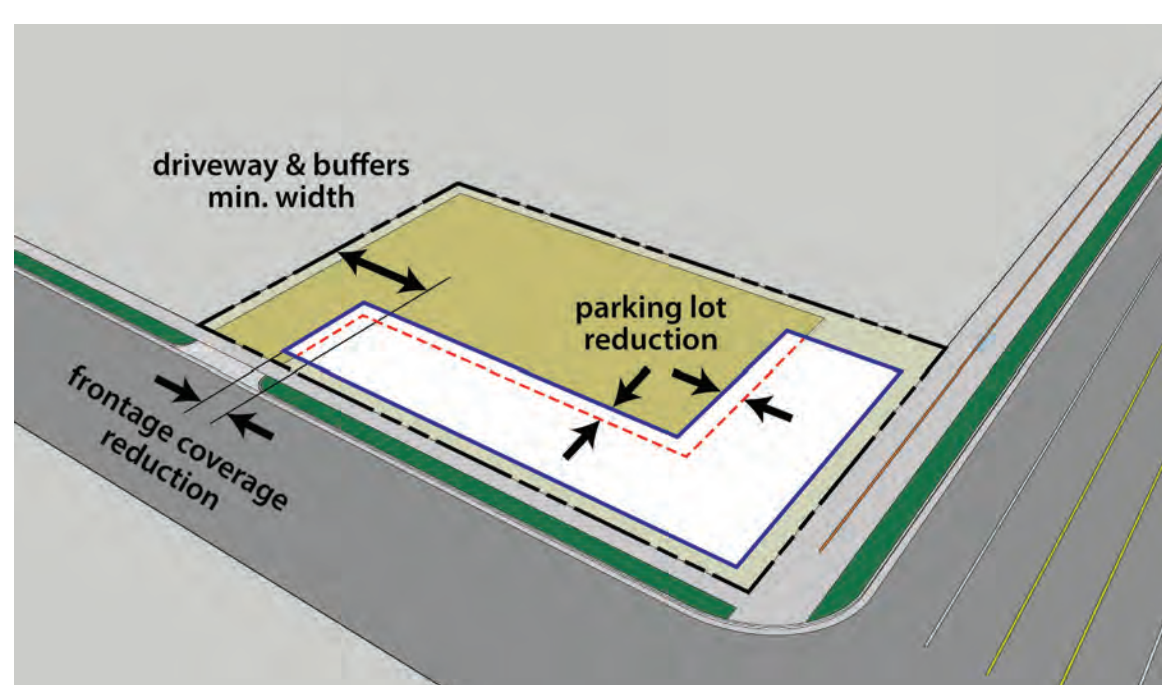
The **four parameters are all setbacks**, expressed as a distance from the property line. Lot type determines which of these parameters are applied to any given site.

### Prototype Site

Primary Street Setback: 30'-0" min.

Side Yard Setback: 5'-0" min.

## BUILDING & PARKING LOT CONFLICTS



Adjustments need to be made when conflicts between different parameters and requirements occur. These can involve site specific parameters and/or requirements for building and parking lot size and location, driveway requirements, etc.

Any conflicts will be unique to each project so all adjustments are made on a per-project basis.

### Prototype Site

Conflict 1: parking lot primary street min. setback / required min. occupied space

Adjustment 1: parking lot reduction to allow for the minimum required occupied space of the building

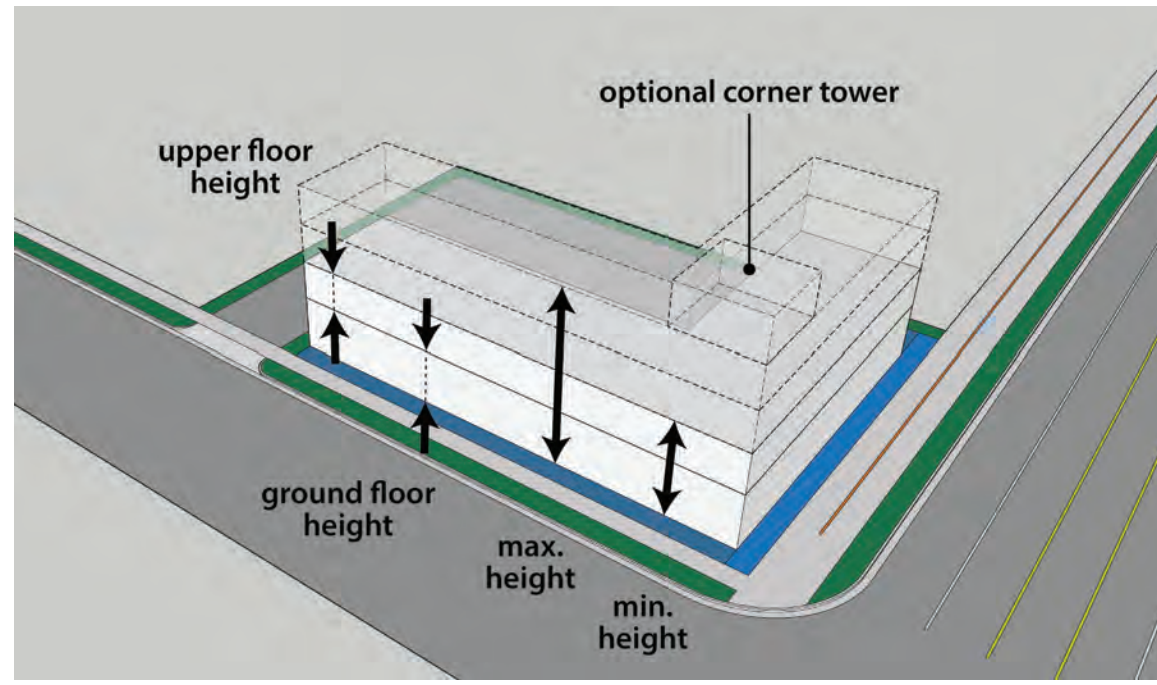
Conflict 2: min. facade frontage coverage / min. driveway width

Adjustment 2: frontage coverage reduction to allow for the minimum driveway and buffer width



# PROTOTYPE SITE

## BUILDING HEIGHT



Building height is determined by two parameters.

The **number of floors** is expressed as a range between a minimum and maximum. People identify and experience buildings by number of floors and floor height rather than by the linear distance of total building height.

**Floor height** is expressed as a range between a minimum and maximum distance as measured from finished floor to finished floor. One floor height range is used for the ground floor and a second height range is used for all floors above the ground floor.

Buildings on a corner lot have the option to include a tower.

### Prototype Site

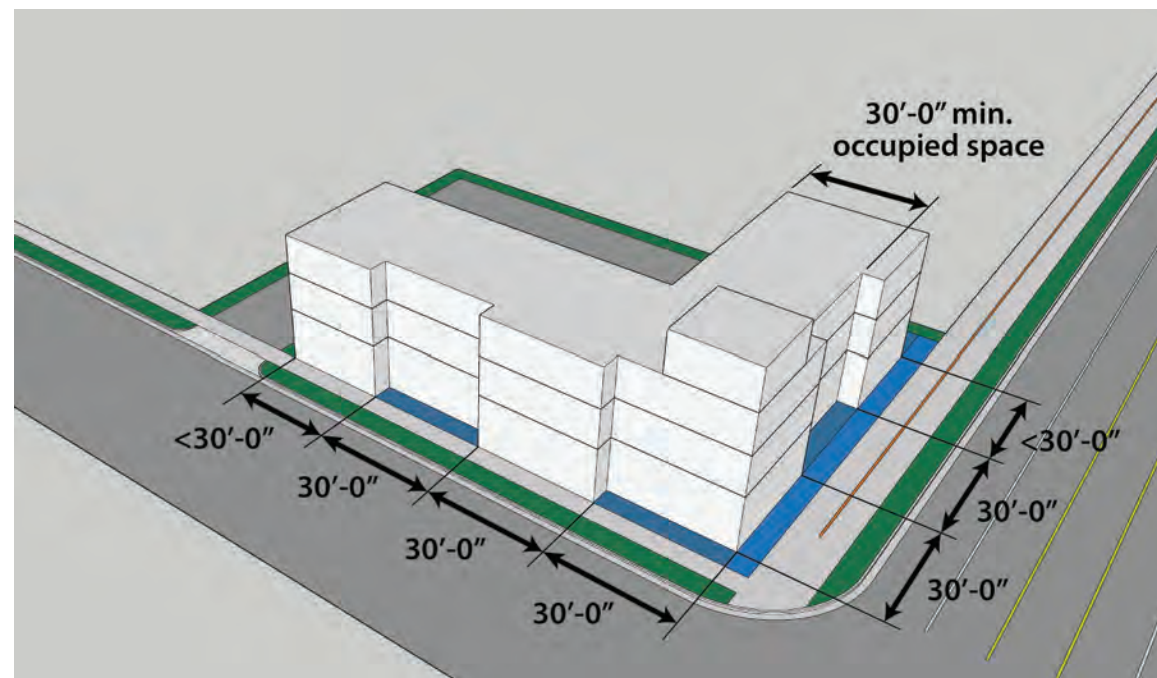
Minimum Building Height: 2 stories

Maximum Building Height: 4 stories

Ground Floor Height: 12'-0" min. / 24'-0" max.

Upper Floor(s) Height: 9'-0" min. / 12'-0" max.

## FACADE ARTICULATION



Facade articulations divide large facades into smaller sections so that large buildings are less visually imposing, mimicking a group of smaller buildings that are more compatible with the neighborhood character.

**Vertical facade divisions** break the facade up into sections that run the entire height of the building. Some building requirements are applied to each section of a vertical facade division.

**Horizontal facade divisions** break the facade up into sections that run the entire length of the building.

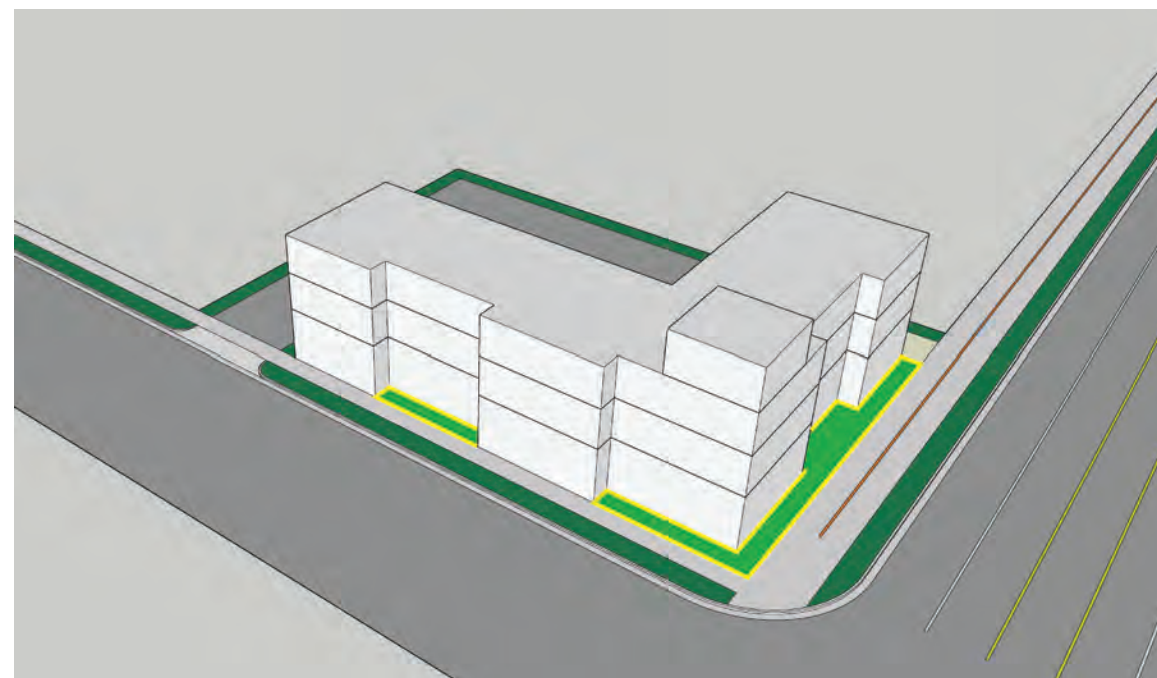
### Prototype Site

Vertical Facade Divisions: 1 for every 30'-0" of facade (30'-0" max.)

The divisions are made by extending or retracting 30'-0" sections of the facade within the BTZ.

The recessed facade articulation encroaches into the building's required occupied space so the rear facade is moved back to maintain the minimum required occupied space.

## BTZ PEDESTRIAN SPACE (BUILD TO ZONE)



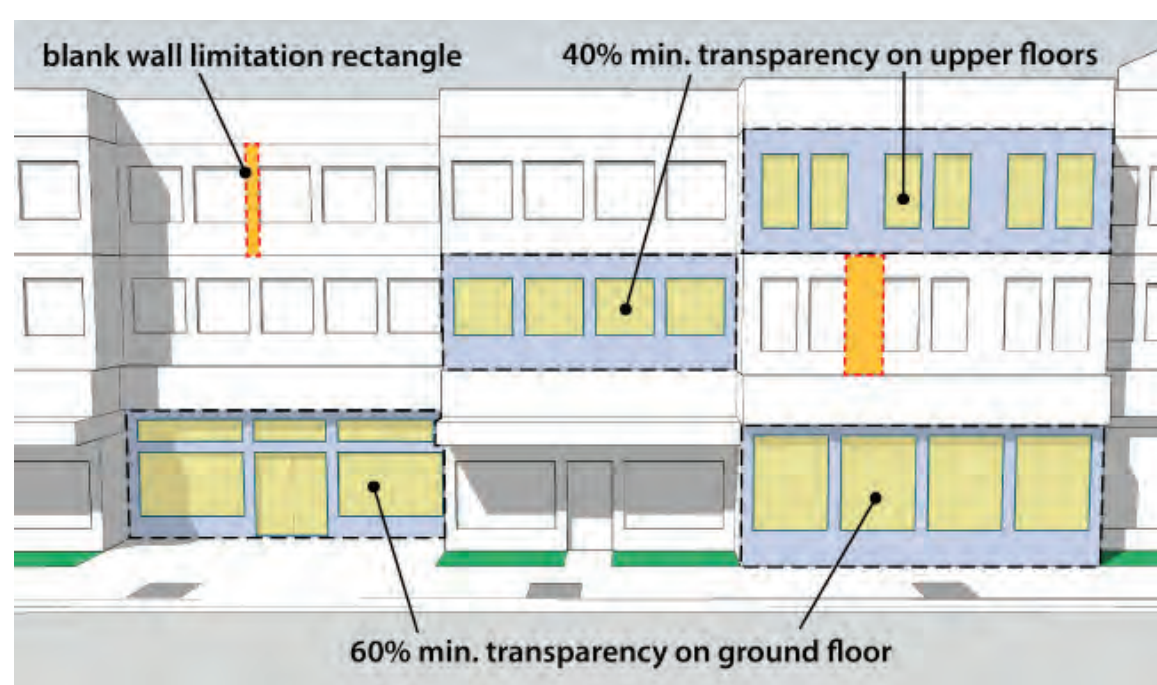
Areas within the BTZ (build to zone) that are not occupied by the building are pedestrian spaces. These spaces help the building facade interface with the streetscape.

BTZ pedestrian spaces increase the size of publicly accessible space along the streetscape. They can be used for entrance plazas, gathering spaces, outdoor dining, art installation, ornamental landscaping, etc.

### Prototype Site

Two BTZ pedestrian spaces are created by the vertical facade articulations. Pedestrian spaces along Fort Union Blvd. are larger than those along 2300 E.

## FACADE TRANSPARENCY



The facade transparency parameter controls how much of a building's facade is transparent. It is expressed as a percentage of the given facade area and is used as a minimum value.

The facade transparency calculation is made per floor and per unit or per facade division (building bay). The total area of windows and glass doors, shown in yellow, is divided by the total area of the floor/unit, shown in blue.

The ground floor and upper floor transparency requirements may be different and can vary by building type.

### General Building Example (shown)

Ground Floor Transparency: 60% min.

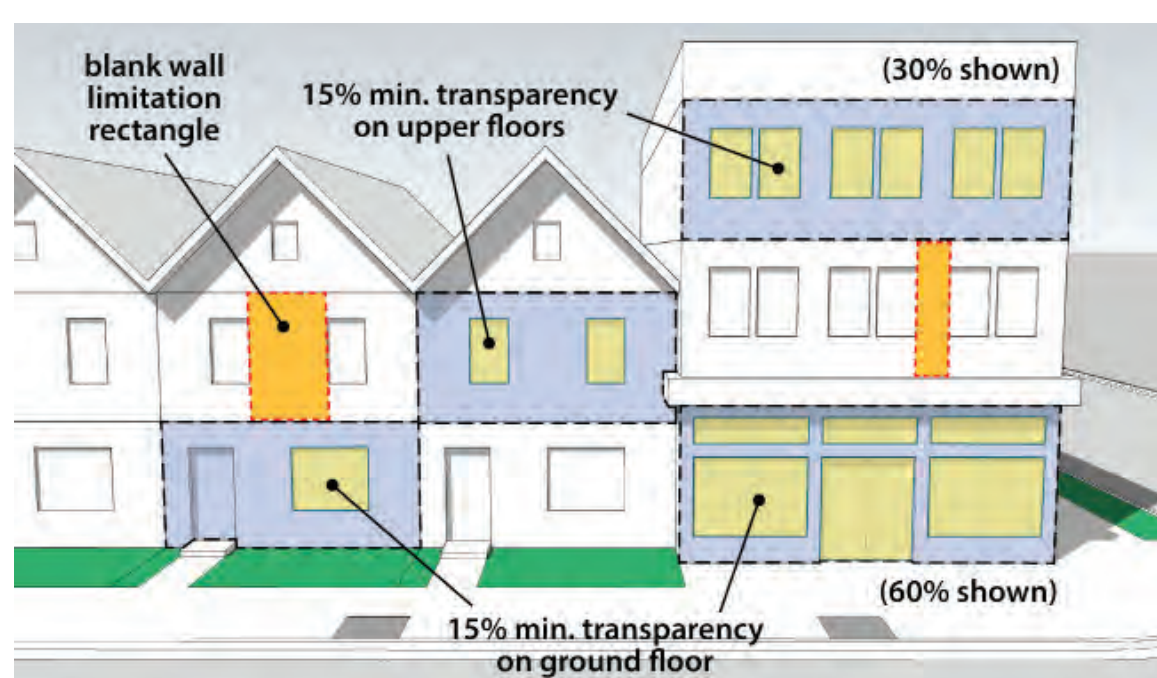
Upper Floor Transparency: 40% min.

### Row Building Example (next image)

Ground Floor Transparency: 15% min.

Upper Floor Transparency: 15% min.

## BLANK WALL LIMITATION



The blank wall limitation requirement is designed to limit the size of contiguous windowless areas on a street facing facade. The limitation uses two parameters. Both parameters use a rectangle measured vertically from floor to floor and horizontally from window to window, shown in orange.

The first parameter is expressed as a percentage of the total area of the floor/unit and is used as the maximum area that may be windowless.

The second parameter is expressed as a horizontal distance and is used as the maximum width of any windowless area.

The parameters are used together and vary by building type.

### General Building Example (previous image)

Windowless Rectangle Area: 30% max.

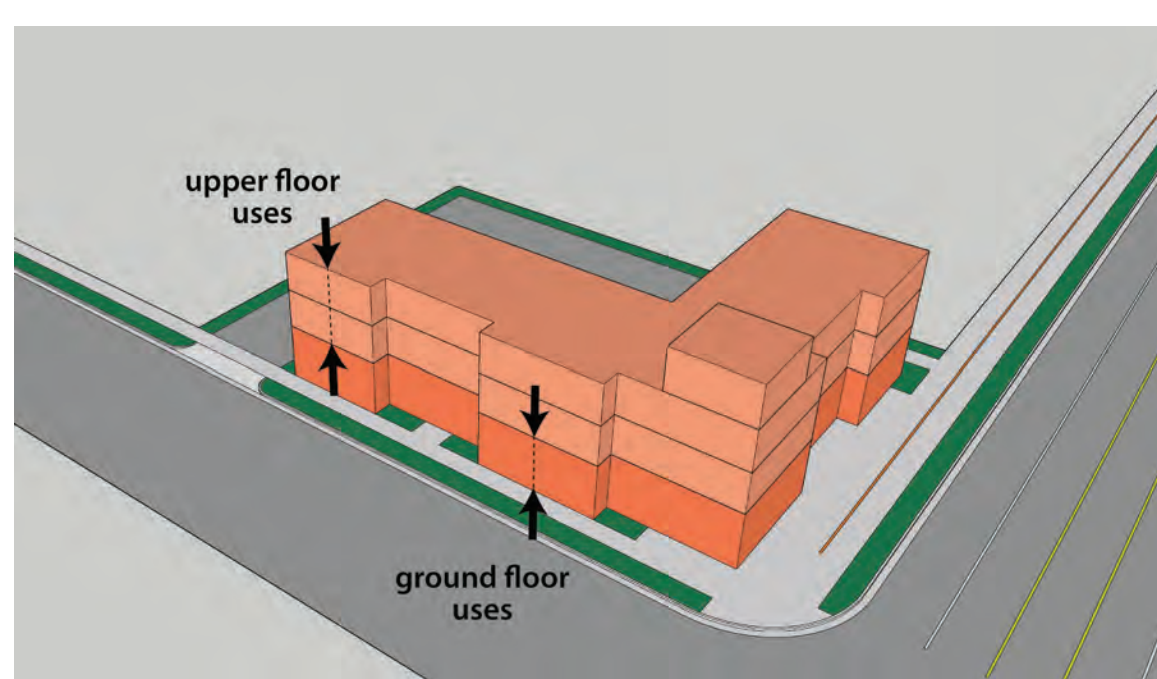
Windowless Rectangle Width: 15'-0" max.

### Row Building Example (shown)

Windowless Rectangle Area: 30% max.

Windowless Rectangle Width: 15'-0" max.

## USE



Permitted uses are separated into ground floor and upper floor categories. This allows for a diverse mix of uses that can change as needed over the lifespan of the building.

### Prototype Site

Ground Floor Uses: retail, office, service

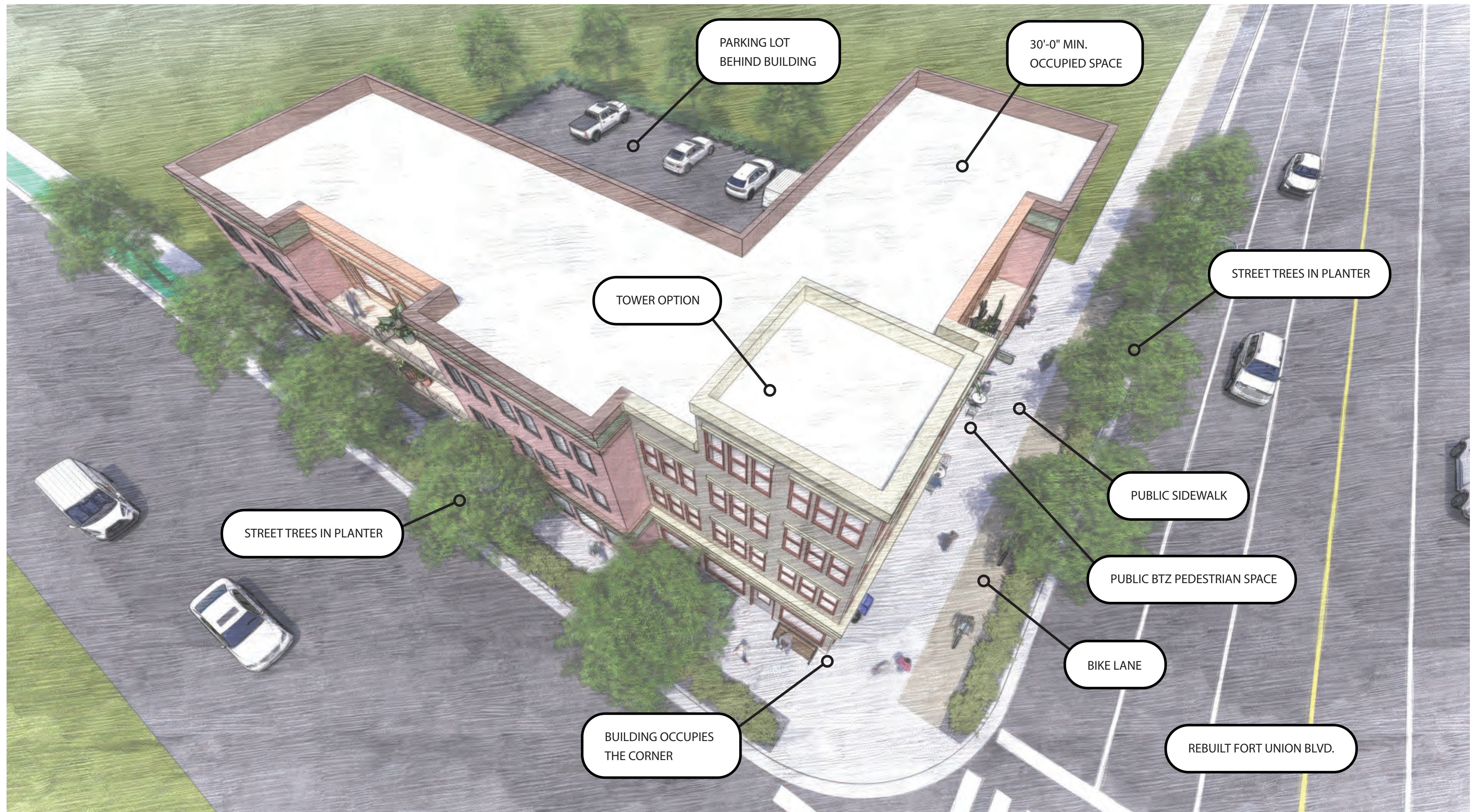
Upper Floor(s) Uses: residential, lodging, retail, office, service



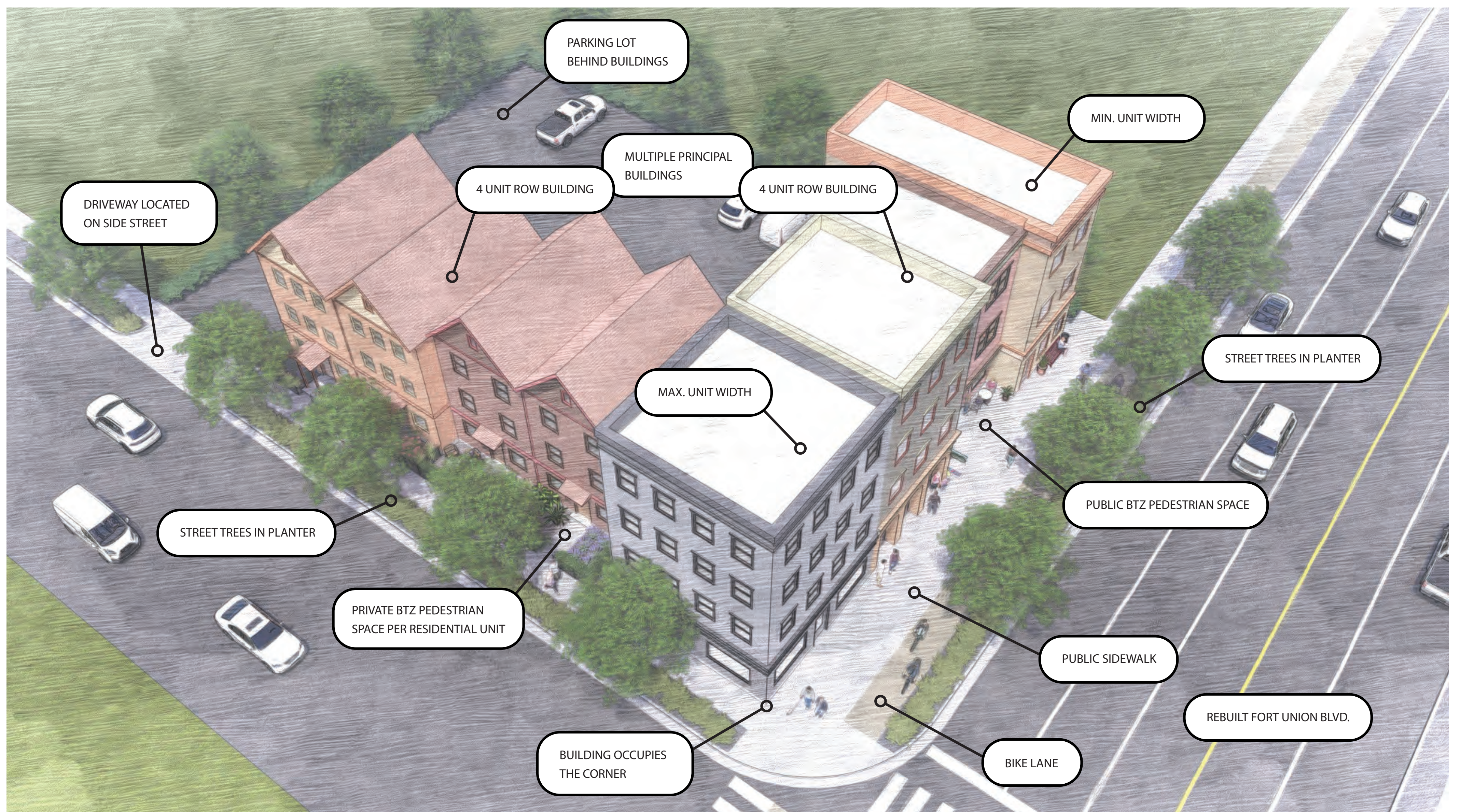
# PROTOTYPE SITE OUTCOMES

The same FBC requirements can produce many different development outcomes. This **flexibility** is based in the many parameters that have a range of values or multiple options. The renderings below illustrate how the **prototype site could be developed using two different building types**.

## GENERAL BUILDING



## TWO ROW BUILDINGS





# FBC & COMMUNITY GOALS

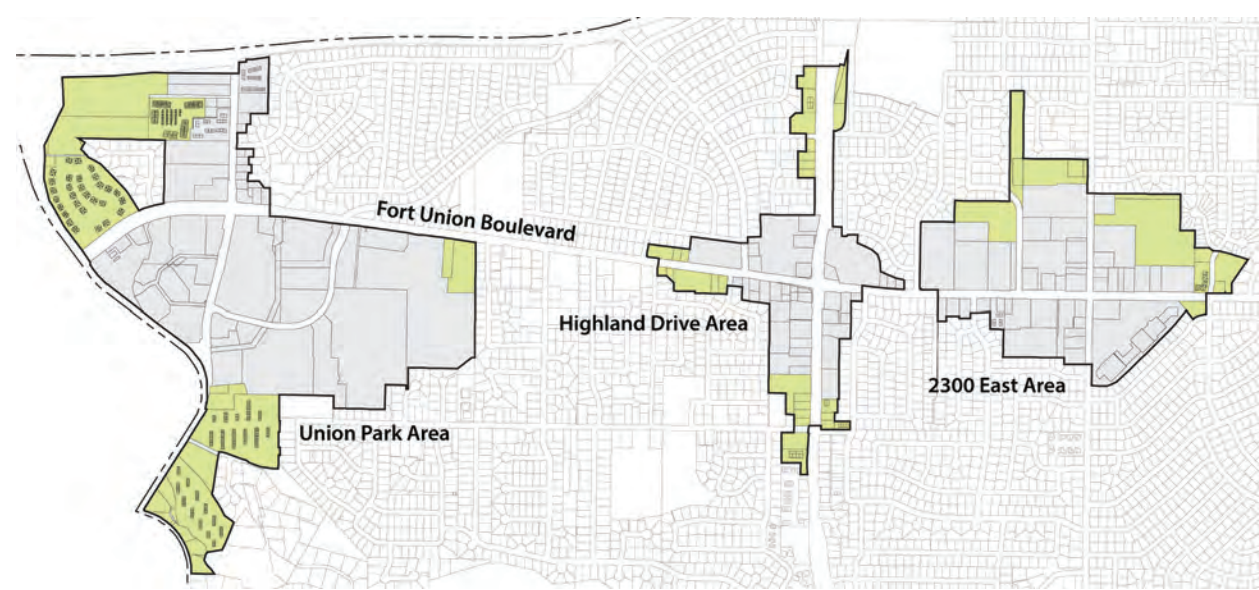
## A UNIQUE FORM BASED CODE CUSTOMIZED TO ACHIEVE THE COTTONWOOD HEIGHTS COMMUNITY GOALS

Because the Form Based Code approach includes calibrating the parameters and variables to meet specific goals, it achieves development outcomes that meet community goals more predictably than conventional land use zoning.

Different components of the FBC help meet different goals. The goals listed beneath each FBC component heading are **taken directly from the Fort Union Area Plan and the most recent General Plan.**

### RESIDENTIAL TRANSITION FORM DISTRICT

1. Ensure new housing is consistent with existing neighborhood character, scale, form and density



2. Maintain and protect established neighborhoods by ensuring new development is compatible, that appropriate buffering and transitions are applied, and that historic buildings, districts and landscapes are preserved as part of maintaining the local history and “sense of place”

3. Connect neighborhoods with local destinations and amenities, especially for those walking, and bicycling

### TOWN CENTER FORM DISTRICT

1. Help the area become a model of what a city/town center neighborhood could be

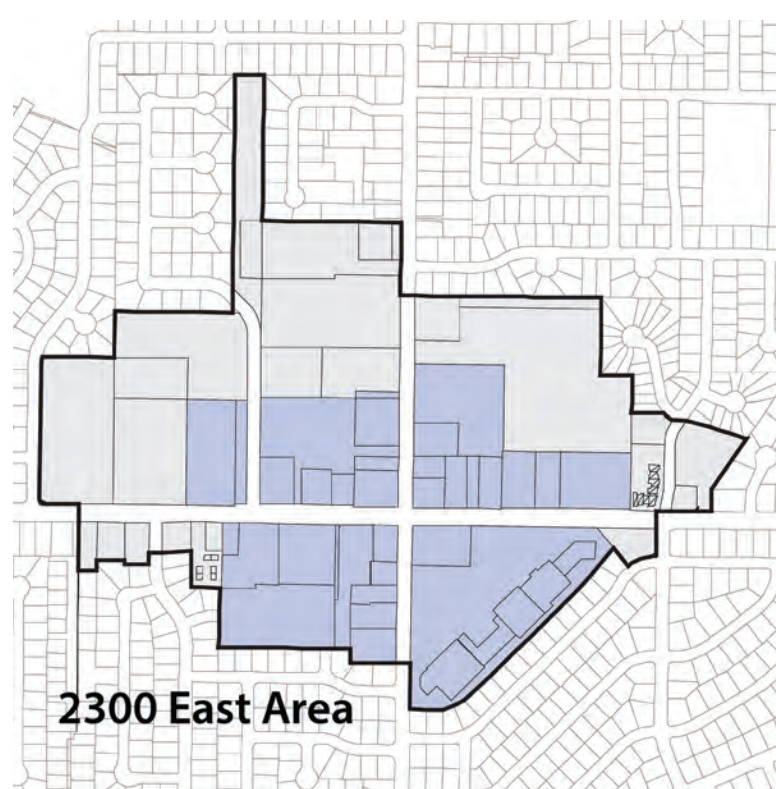
2. Support and encourage economic development

3. Promote businesses that offer goods and services to current and future City residents and the traveling public, while retaining the eclectic mix of uses that define the local businesses

4. Create Vibrant, Walkable Activity Centers, Including a Cottonwood Heights Downtown

5. Develop key nodes and destinations into walkable, pedestrian-friendly places that exude a small town, neighborly feeling

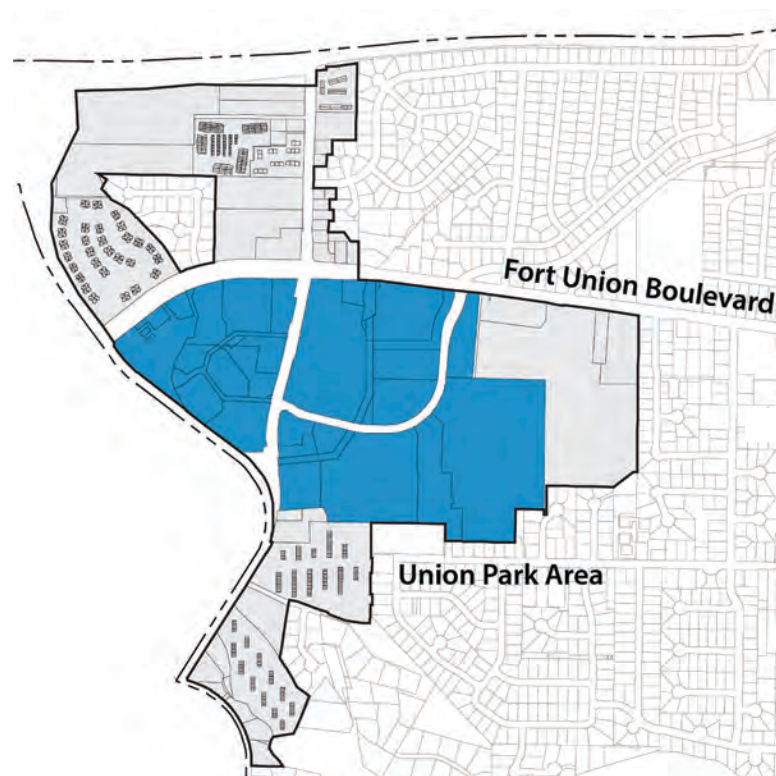
6. Distinguish Cottonwood Heights as a community with a distinct and obvious “sense of place”



### UNION PARK CENTER FORM DISTRICT

1. Support and encourage economic development

2. Promote businesses that offer goods and services to current and future City residents and the traveling public, while retaining the eclectic mix of uses that define the local businesses



### STREET LEVEL PEDESTRIAN SPACE & LANDSCAPING

1. Enhance pedestrian focus and scale
2. Focus on corridor aesthetics and experiences
3. Beautify the streetscape
4. Improve public transit, bicycle and pedestrian circulation

### THREE DISTINCT FORM BASED CODE AREAS ALONG THE FORT UNION CORRIDOR

1. Provide for coordinated land use and transportation improvements in the Plan Area

2. Focus on corridor aesthetics and experiences

3. Promote businesses that offer goods and services to current and future City residents and the traveling public, while retaining the eclectic mix of uses that define the local businesses

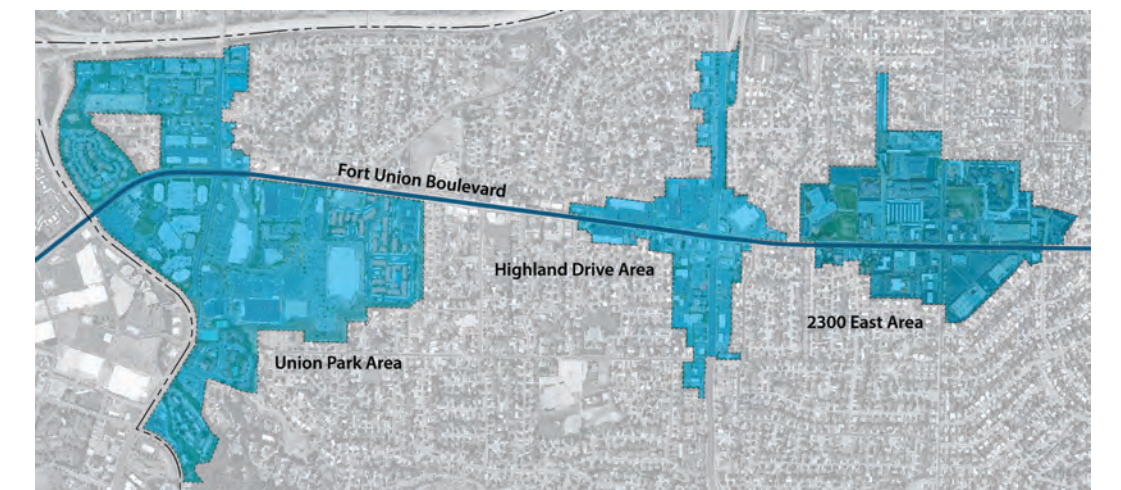
4. Improve public transit, bicycle and pedestrian circulation

5. Create special subdistricts and focus areas or “nodes” to help establish a sense of place and maintain the distinct characteristics of those areas along the Corridor

6. Provide a balanced mix of land uses throughout the city

7. Focus commercial development along major transportation corridors, at neighborhood nodes

8. Encourage land uses that complement walking, biking and transit use along major corridors



### FOUR DISTINCT FORM DISTRICTS

1. Encourage a mixture of land uses throughout the Plan Area, including mixed uses, retail, office, residential and open space

2. Expand the list of allowable land uses to include mixed uses, multi-family and affordable housing, where appropriate

3. Identify an area-specific vision with detailed street cross sections, maps and graphics

4. Create special subdistricts and focus areas or “nodes” to help establish a sense of place and maintain the distinct characteristics of those areas along the Corridor

5. Encourage sustainable building and site design during development processes

