

IDAHO FALLS PLANNING AND ZONING COMMISSION
 STAFF REPORT
Downtown Form Based Code Amendments
Storefront Building Type Main Floor Residential Units
September 15, 2020



Community
 Development
 Services

Applicant: City of Idaho Falls

Attachments:
 1. Proposed Amendment Language

Project Manager: Brent McLane

Staff Recommendation: To **recommend** to the Mayor and City Council approval of the amendment language to the Downtown Form Based Code.

Staff Comments:
 The current code limits the ground story of storefront buildings to retail, service, and office uses. This restriction has made it difficult for older storefront buildings to convert upper story space to residential uses. When the building code requires an ADA unit an elevator is required to be installed if all the residential units must be located in an upper story. This requirement makes the development of residential units in many of the buildings downtown cost prohibitive. The storefront building type is the only building type that currently doesn't allow for main level residential uses.

To provide an opportunity for main level residential units in the storefront building type will help to alleviate this unintended cost burden to develop residential uses downtown. The proposal is to require the occupiable space (the front 30 feet) of this building type to be commercial in nature. This requirement will maintain the commercial feel of the downtown street, but at the same time allow for residential uses on the main level.

4.0 Uses

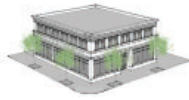
- KEY**
- Permitted
 - ◐ Permitted in Upper Stories Only
 - ◑ Permitted with Development Standards
 - Requires a Conditional Use Permit

Use Category and Subcategory Table

	Subdistricts						Future Subdistrict
	Core A	Historic Center	General A	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)	●	●	●	◐			
Mail Service (distribution)	◐		◐		◐		
Police & Fire	●	●	●		●		
School	○	○	○	○	○	○	
Retail							
Neighborhood Retail	●	●	●	●	●		
General Retail	●	●	●	◐	◐		
Outdoor Sales							
Service							
Neighborhood Service	●	●	●	◐	◐		
General Service	●	●	●	◐	◐		
Eating & Drinking Establishments	●	●	●	●	●		
Vehicle Service			○		○		
Office & Industrial							
Office	◐	◐	●	◐	●	◐	
Craftsman Industrial	◐	◐	◐	◐	◐		
Infrastructure							
Parking Lot	◐	◐	◐		◐		
Parking Structure (Stand Alone)	◐	◐	◐		◐		
Utility & Infrastructure	○	○	○	○	○		
Open Space	◐	◐	◐	◐	◐	●	
Accessory Uses							
Home Occupation	●	●	●	●	●	●	
Outdoor Storage of Goods			○				
Drive Through			◐		◐		

Table 4.1 (1). Uses by District.

5.0 Buildings



5.3 Storefront Building

1. Description and Intent

The Storefront Building is intended for use as a mixed use building located close to the front property line with parking typically in the rear or side of the lot.

The key facade element of this Building Type requires a ground floor front facade, with large amounts of glass and regularly spaced entrances. This Building Type is encouraged near intersections.

This Building Type is available in a variety of intensities, depending on the Subdistrict within which it is located. For example, minimum and maximum heights are highest in the Core A Subdistrict and lowest in the Edge A Subdistrict.

2. Regulations

Regulations for the Storefront Building Type are defined in the adjacent table.

Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² Above the second story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

³ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

⁴ Additional setback distance is permitted at the discretion of the zoning administrator and his or her designee if utilized as public space, outdoor dining, and/or outdoor seating.

* Subject to review for compliance with line of sight requirements.

		Permitted Subdistricts						
		Core A	Historic Center	General A	Edge A	Edge B	Edge C	
Storefront Building Type Table								
1 Building Siting* Refer to Figure 5.3(1)								
	Multiple Principal Buildings	not permitted	not permitted	permitted	permitted	not permitted	permitted	
a	Front Property Line Coverage	90%	90%	70% ¹	80%	70% ¹	75%	
	Occupation of Corner	required	required	permitted	permitted	permitted	permitted	
b	Front Build-to Zone	0' to 5' ⁴	0' to 5' ⁴	0' to 10' ⁴	0' to 5' ⁴	0' to 15' ⁴	0' to 5'	
c	Corner Build-to Zone	0' to 5'	0' to 5'	0' to 10'	0' to 5'	0' to 15'	0' to 5'	
d	Minimum Side Yard Setback	0'	0'	0'	0'	0'	0'	
e	Minimum Rear Yard Setback	5'	5'	10'	5'	5'	5'	
f	Minimum Lot Width	none	none	none	none	none	none	
	Maximum Lot Width	none	none	none	none	none	none	
	Maximum Impervious Coverage	90%	90%	75%	90%	75%	75%	
	Additional Semi-Pervious Coverage	10%	10%	25%	10%	20%	20%	
g	Parking and Loading Location	rear yard	rear yard	rear and side yard ¹	rear and side yard ¹	rear and side yard ¹	rear and side yard ¹	
h	Vehicular Access	alley, lane, access lane: if none exists, 1 driveway is permitted per non-primary street, or as approved by the Zoning Administrator or designee						
2 Height Refer to Figure 5.3(2)								
i	Minimum Overall Height	2 story	2 story	2 story	2 story	2 story	2 story	
j	Maximum Overall Height	6 stories	4 stories ²	5 stories ²	5 stories ²	5 stories ²	3 stories ²	
k	Ground Story: Minimum Height	14'	14'	14'	14'	14'	14'	
	Maximum Height	20' ³	18' ³	28' ³	20' ³	28' ³	20' ³	
l	Upper Stories: Minimum Height	9'	9'	9'	9'	9'	9'	
	Maximum Height	14'	14'	14'	14'	14'	14'	
3 Uses Refer to Figure 5.3(2). Refer to Chapter 4 Uses for permitted uses.								
m	Ground Story	retail, service, office <u>any permitted use, residential excluded from the required occupiable space</u>						
n	Upper Story	any permitted use			residential, office, service	any permitted use		
o	Parking within Building	permitted fully in any basement and in rear of all stories						
p	Required Occupiable Space	30' deep on all full stories from the front facade						
4 Street Facade Requirements Refer to Figure 5.3(3)								
q	Minimum Ground Story Transparency: Transparency requirements apply to street frontages AND frontages to side parking	75%	75%	65% front and corner-side	75%	65% front and corner-side	75%	
r	Minimum Transparency per each Story	30%	25%	15%	30%	20%	30%	
s	Blank Wall Limitations	required per story, refer to Section 5.2.4 (2)						
	Front Facade Entrance Type	storefront, arcade						
t	Principal Entrance Location	front or corner 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	1 per each 75' 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	every 25' of facade width	every 25' of facade width	
	Horizontal Facade Divisions	required within 3' of the top of the ground story						
5 Roof Type Requirements Refer to Figure 5.3(3)								
u	Permitted Roof Types	parapet, flat, pitched	parapet, flat	parapet, flat, pitched	parapet, flat, pitched	parapet, flat, pitched	parapet, flat, pitched	
	Tower	permitted, excluded from maximum story						not permitted