

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT



Community
Development
Services

Downtown Form Based Code Amendments
June 19, 2018

Applicant: City
of Idaho Falls

Attachments:

1. Proposed
Amendment
Language

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

Staff Comments: With all new codes there come minor adjustments as they are applied to real life situations. There are three proposed changes in the Downtown Form Based Code.

1. Ground Story Transparency currently is measured between 2' and 8'. The proposed language changes that to measure from 18" to 12'. The reason for this change is to recognize recommendations for storefronts in the Idaho Falls Downtown Design Guidelines: "Storefront windows and transoms Established Patterns The lower portion of the store front are composed of elements that make this space read as a strongly horizontal, mostly transparent band from about 18 inches to about 12 feet in height. Display windows and transoms combined result in about 80% of this space being glass. The majority of the display windows do remain but most were modernized at some point. Smoked and tinted glass and smaller windows have replaced the traditional storefronts as buildings have been remodeled. Downtown Idaho Falls commercial stock still has a great collection of transom windows. These windows are directly above the display window, are the same width as the display window and usually are 18 inches to two feet in height." (pg 26)
2. In the Edge C Subdistrict there was a limited number of Building Types allowed and we didn't intend to restrict it as much as we did. Being sensitive to the adjacent residential neighborhood we restricted the allowed height of the tow proposed Building Types to be allowed in the Edge C Subdistrict. In Chapter 5 Buildings the Storefront Building (5.3) and General Stoop Building (5.4) were added to the Edge C Subdistrict, but with a reduced height to 3 stories.
3. In Chapter 9 Signs, the reference was changed to specify the requirements of the CC Zone shall apply to the Downtown District. Previously, Chapter 9 reference the Sign Code in general but there was nothing in the Sign Code to regulate the Downtown District.

5.0 Buildings

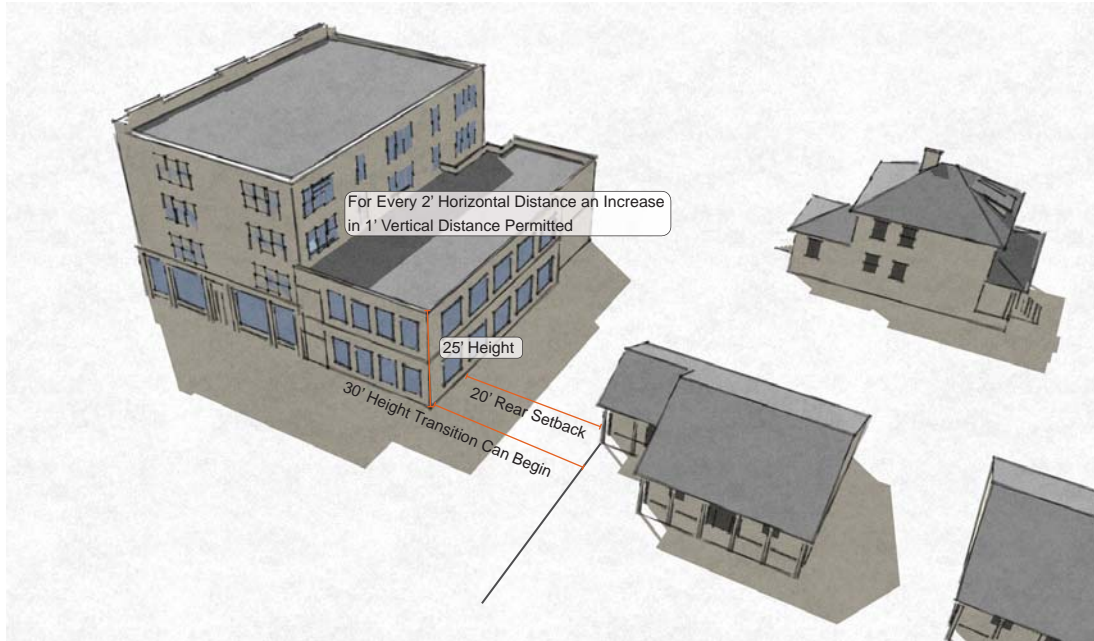


Figure 5.2 (4) Single Family Zones Setbacks

dwelling zones, additional setbacks and graduated setback are required. See Figure 5.2 (4).

- (a) Transitions from Single-Unit Dwelling Homes: A twenty foot (20') setback is required from the property line adjacent to a single-unit dwelling detached home. At twenty feet (20'), a maximum twenty five foot (25') building height is permitted in between the property line and thirty feet (30'). After thirty feet (30'), every two (2') feet in additional horizontal distance from the property line permits one foot (1') of additional vertical building height

3. Uses

- (1) Ground and Upper Story. The uses or category of uses which may occupy the ground and/or upper story of a building.
- (2) Parking Within Building. The area(s) of a building in which parking is permitted within the structure.
- (3) Required Occupiable Space. The area(s) of a building that shall be designed as occupiable space, defined as interior building space which may be regularly occupied by building users. It does not include storage areas, utility space, or parking.

4. Facade Requirements

Street Facade Requirements apply to facades facing a public or private right-of-way.

- (1) Minimum Ground Story and Upper Floor Transparency. The minimum amount of transparency required on street facades with street frontage. Refer to Figure 5.2 (5) Measuring Transparency per Facade.
 - (a) Transparency. Any glass in windows and/or doors, including any mullions, with seventy five to ninety percent (75%-90%) light transmission, and with low reflectance.
 - (b) Measuring Transparency. A general Minimum Transparency requirement shall be measured from floor to floor of each story.
 - (c) Ground Story Transparency. The minimum transparency required on the ground floor of a building when defined separately from the overall minimum transparency. Ground floor transparency shall be measured between ~~two feet (2') eighteen inches (18")~~ and ~~eight twelve feet (812')~~ from the average grade at the base of the front facade.
- (2) Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
 - (a) No rectangular area greater than thirty percent (30%) of a story's facade, as measured from floor to floor, may be windowless; and
 - (b) No horizontal segment of a story's facade greater than fifteen feet (15') in width may be windowless.
- (3) Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given Building Type. A mix of permitted Entrance Types may

be utilized. Refer to Section 5.9 Entrance Types of this Chapter for definition of and additional requirements for each Entrance Type.

- (4) Principal Entrance Location. The facade on which the primary building entrance is to be located.
- (5) Required Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.
- (6) Vertical Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and a half inch depth.
- (7) Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch (1.5") depth.

- (8) Parking structures. Parking structures visible from street frontages shall be held to the same standards of facade appearance as other Building Types in that Subdistrict.

5. Roof Type

- (1) Permitted Roof Type. The roof type(s) permitted for each Building Type. Refer to Section 5.10 Roof Types for more specific requirements.
- (2) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types. Refer to Section 5.10 Roof Types.

6. Loading

- (1) Screening. Loading areas, trash storage, and mechanical equipment and meters shall be enclosed within structures and hidden from view of the public realm. See Figure 5.2 (7).

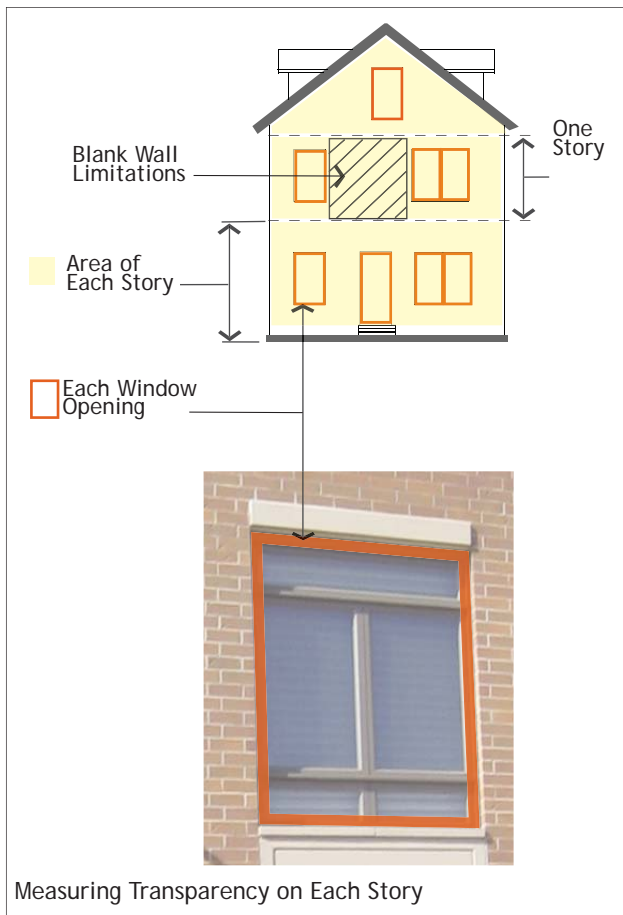


Figure 5.2 (5) Measuring Transparency

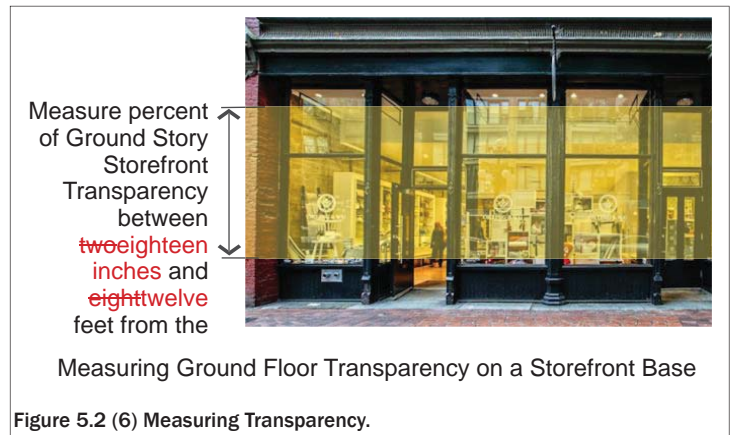


Figure 5.2 (6) Measuring Transparency.



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						
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

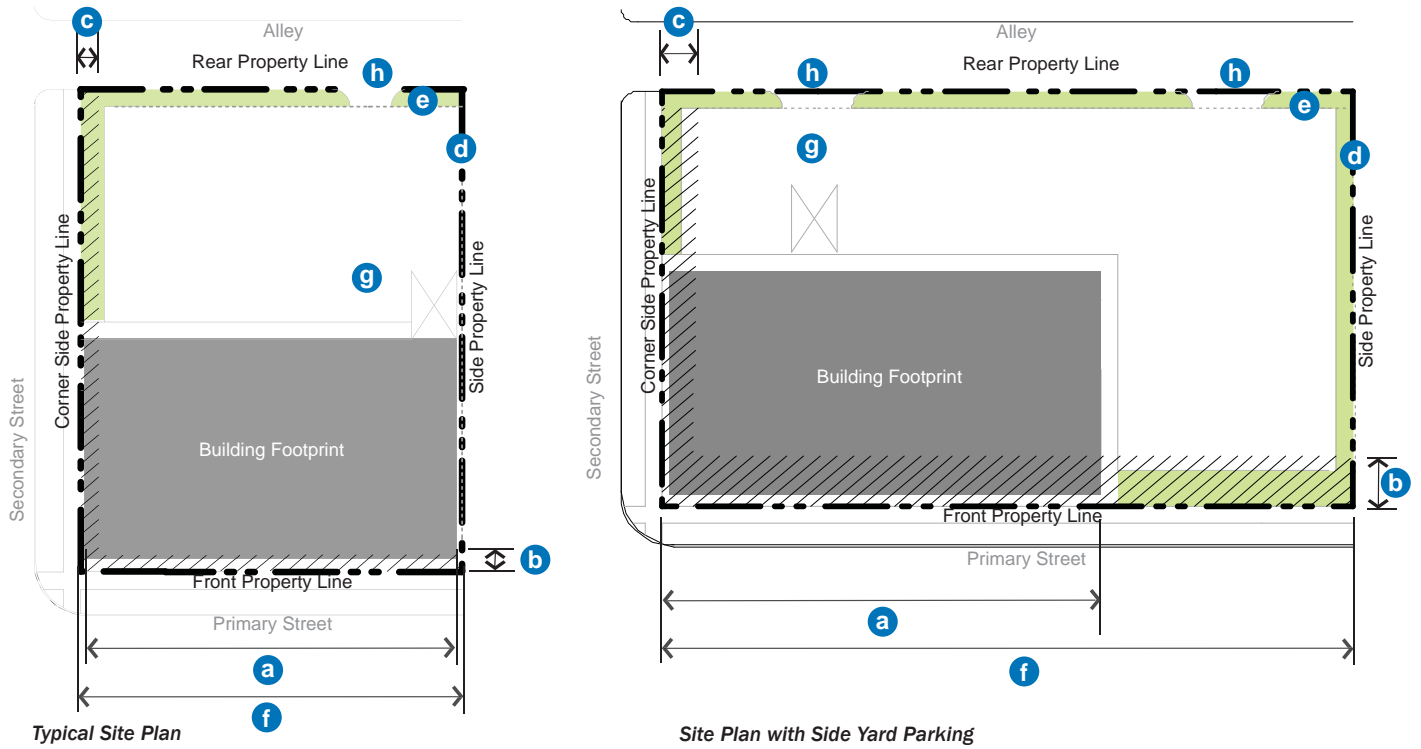


Figure 5.3 (1) Storefront Building: Building Siting.

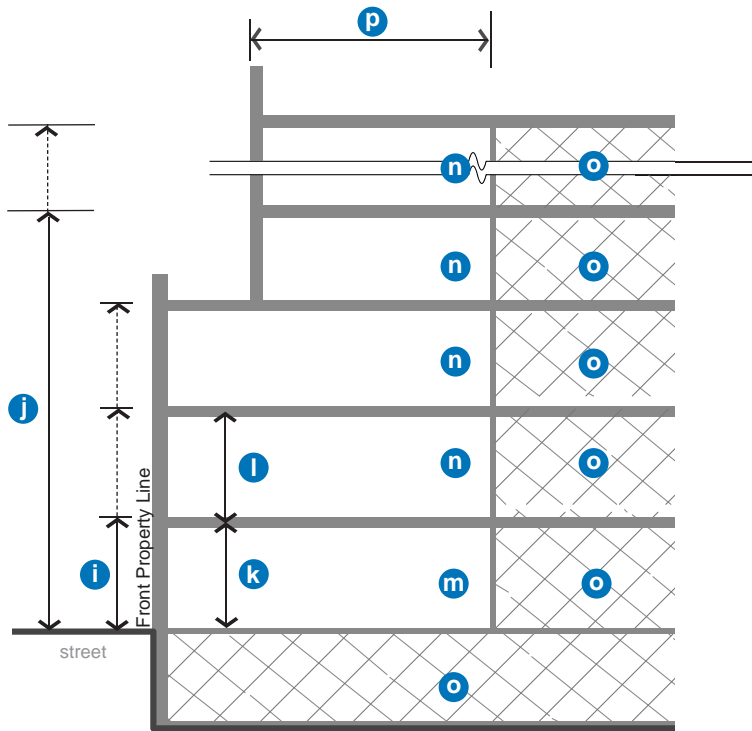


Figure 5.3 (2) Storefront Building: Height and Use Requirements

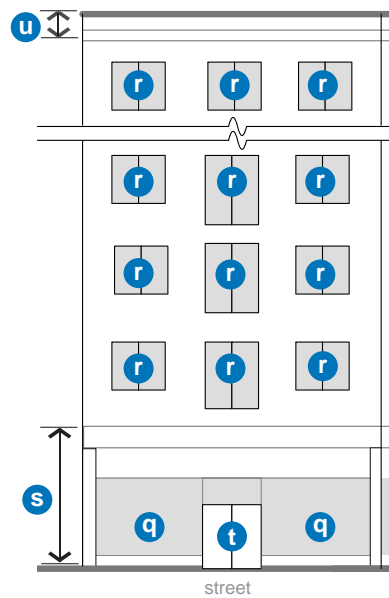


Figure 5.3 (3) Storefront Building: Street Facade Requirements

5.0 Buildings



5.4 General Stoop Building

1 Description and Intent

The General Stoop Building Type permits a range of building facades and can accommodate mixed uses or can be used strictly for residential. Similar to a “Main Street” type building, the General Stoop Building Type is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this Building Type depend on the Subdistrict within which it is located.

Ground floor residential units should engage the street with pedestrian-welcoming frontages and direct access to the sidewalk. Ground floor residential units should relate to the street environment, but maintain a sense of ownership and a delineation of the transition from public to private. A step up or a step down is recommended.

2. Regulations

Regulations for the General Stoop Building Type are defined in the adjacent table.

Notes

¹ A courtyard covering up to 35% of the front facade is permitted and may contribute to the Front Lot Line Coverage requirement.

² 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.

³ Upper stories above the second story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

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

Permitted Subdistricts				
	Core A	General A	Edge A	Edge C

General Stoop Building Type Table				
1 Building Siting* Refer to Figure 5.4 (1)				
Multiple Principal Buildings	not permitted	not permitted	permitted	permitted
a Front Property Line Coverage	90%	75% ¹	80% ¹	75%
Occupation of Corner	required	required	permitted	permitted
b Front Build-to Zone	0' to 5'	0' to 10'	0' to 5'	0' to 5'
c Corner Build-to Zone	0' to 5'	0' to 10'	0' to 5'	0' to 5'
d Minimum Side Yard Setback	0'	5'	0'	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%	80%	90%	75%
Additional Semi-Pervious Coverage	10%	20%	10%	20%
g Parking and Loading Location	rear yard	rear yard	rear and side yard ²	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 5.4 (2)				
i Minimum Overall Height	2 story	2 story	2 story	2 story
j Maximum Overall Height	6 stories ³	6 stories ³	6 stories ³	3 stories ²
k Ground Story: Minimum Height	14'	14'	14'	14'
Maximum Height	28'	20'	20'	20' ³
l Upper Stories: Minimum Height	9'	9'	9'	9'
Maximum Height	14'	14'	14'	14'
3 Uses Refer to Figure 5.4 (2). Refer to Chapter 4 Uses for permitted uses.				
m Ground Story	any permitted use	any permitted use	retail, office, residential, service	retail, office, residential, service
n Upper Story	any permitted use	any permitted use	residential	residential
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 5.4 (3)				
q Minimum Ground Story Transparency	75%	65% front and corner-side	75%	75%
Transparency requirements apply to street frontages AND frontages to side and rear parking				
r Minimum Transparency per each Story	30%	25%	30%	30%
s Blank Wall Limitations	required per story, refer to Section 5.2.4 (2)			
Front Facade Entrance Type	stoop, porch, storefront	stoop, porch, storefront	stoop, porch	stoop, porch
t Principal Entrance Location	front facade	front facade	front or corner facade	front or corner facade
Required Number of Street Entrances	1 per each 75' of front facade, 1 per residential ground story unit			
Vertical Facade Divisions	every 30' of facade width			
Horizontal Facade Divisions	required within 3' of the top of the ground story			
5 Roof Type Requirements Refer to Figure 5.4 (3)				
u Permitted Roof Types	parapet, flat	parapet, pitched		
v Tower	permitted, excluded from maximum story			not permitted

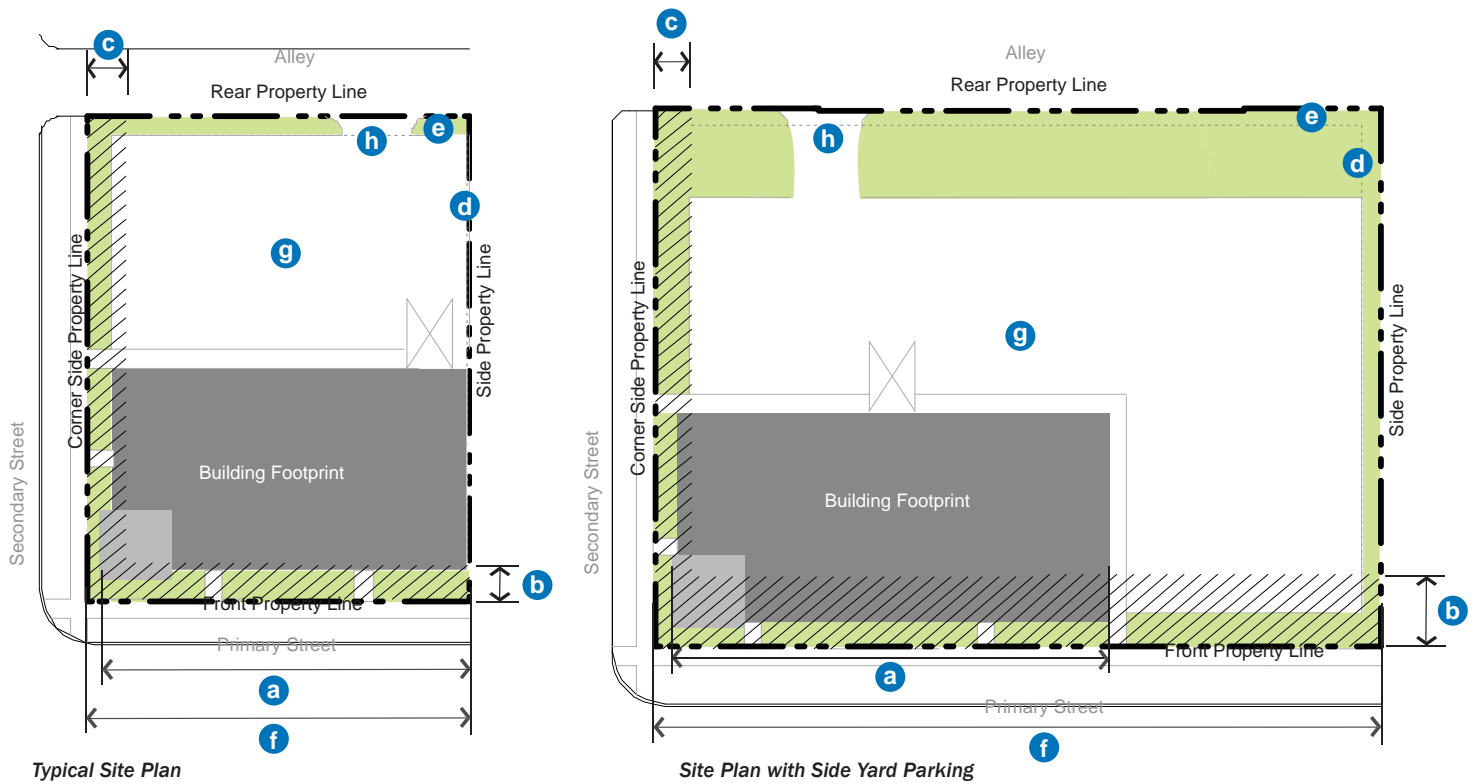


Figure 5.4 (1) General Stoop Building: Building Siting

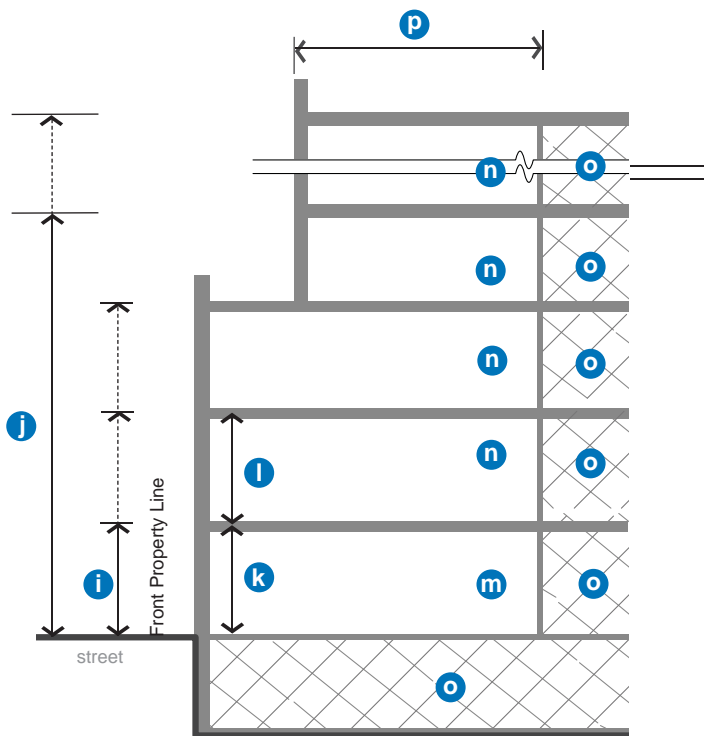


Figure 5.4 (2) General Stoop Building: Height and Use Requirements

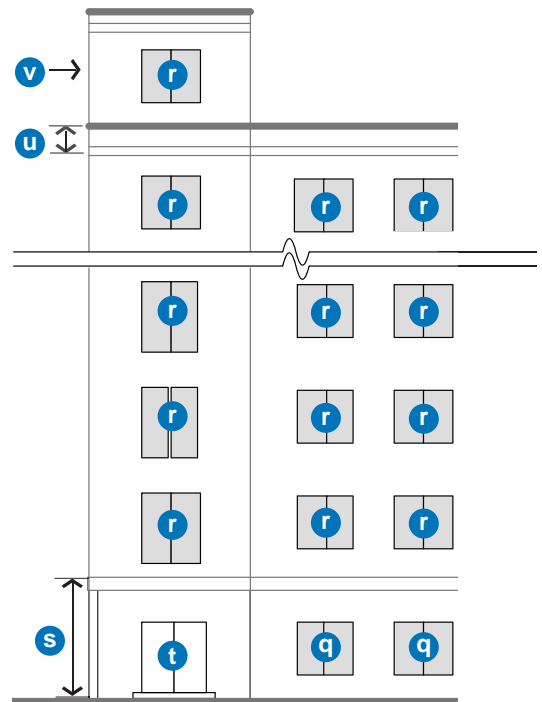


Figure 5.4 (3) General Stoop Building: Street Facade Requirements

9.0 Sign Types



9.0 Signs

9.1 General Requirements.

- 1. Refer to the City Sign Code for Regulations**
All signs located in the Downtown District
boundaries shall adhere to the requirements of
the CC Zone in the City Sign Code.