

Kingman Zoning Ordinance Update

Workshop/Study Session #1

September 18, 2019



Meeting Overview

Why Are We Here?

Lisa Wise Consulting, Inc./Karl Eberhard, Architect

Purpose of Zoning Ordinance Update

Our Schedule

Work Completed So Far

Key Themes from the Audit and Recommendations Report

An Introduction to Form-Based Codes

Discussion and Questions



Why are we here?

RFP issued – December 2108

Desire for a “*state of the art, comprehensive, modern, legally defensible, user-friendly zoning ordinance*”

LWC selected after interview process

Final contract approved June 18, 2019

Kick-off call with City staff - July 10, 2019



ZONING ORDINANCE

Readopted May 7, 2001

Updated through February 5, 2019

Lisa Wise Consulting, Inc. (LWC)



Our Team



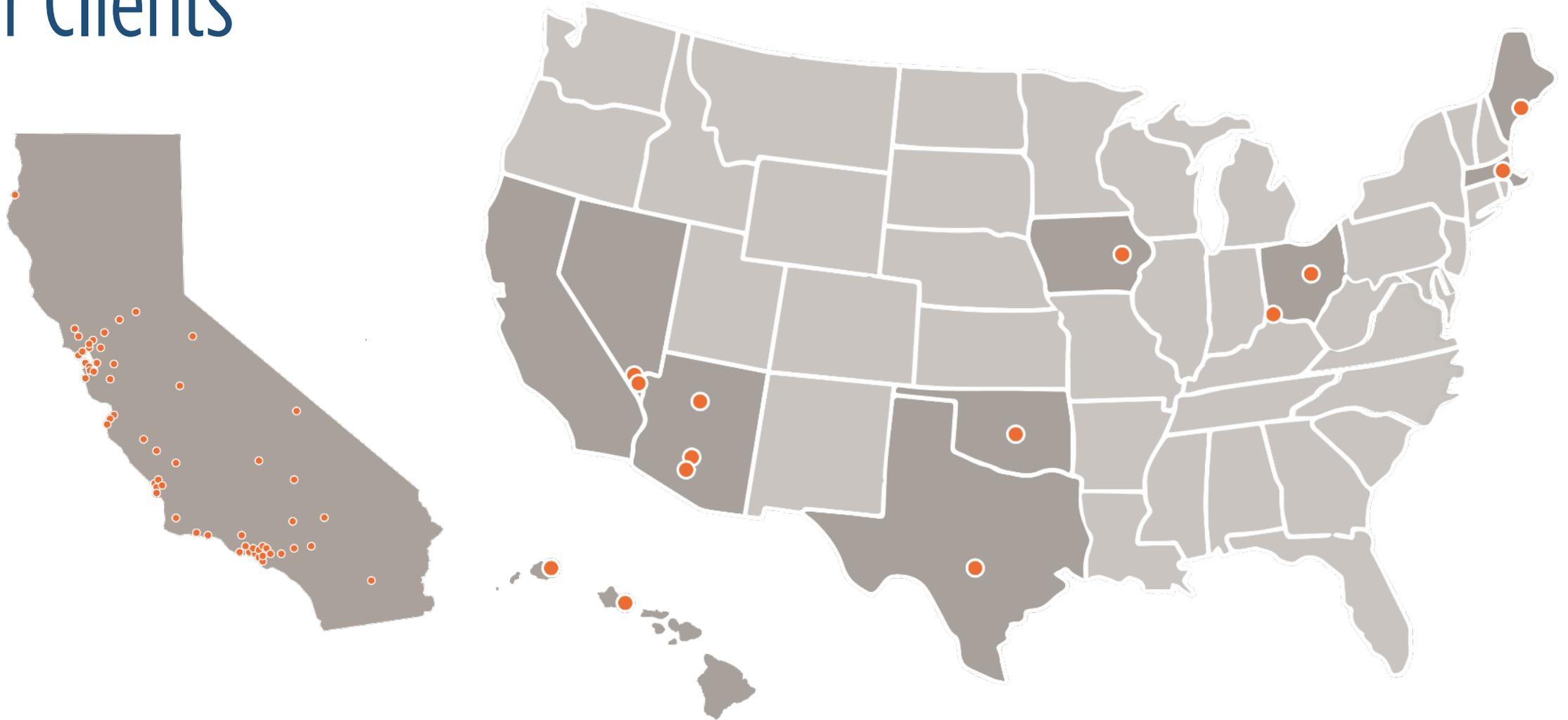
RESUMÉ

Founded in 2006
Over 120 projects including:
20 specific and master plans in California and the U.S.
23 development codes
49 economic/finance projects
20 housing elements
31 working waterfront projects
22 multi-firm projects in lead role

DEGREES & CERTIFICATES

Masters of City & Regional Planning
Masters of Business Administration
Masters of Planning
M.S. Accountancy
AICP Members
CNU Accredited Professional
B.S. City & Regional Planning
B.S. Town & Regional Planning
B.A. Environmental Studies
B.S. Business Administration
B.S. Urban and Regional Studies
B.A. Geography
B.A. Economics
B.A. Psychology

Our Clients



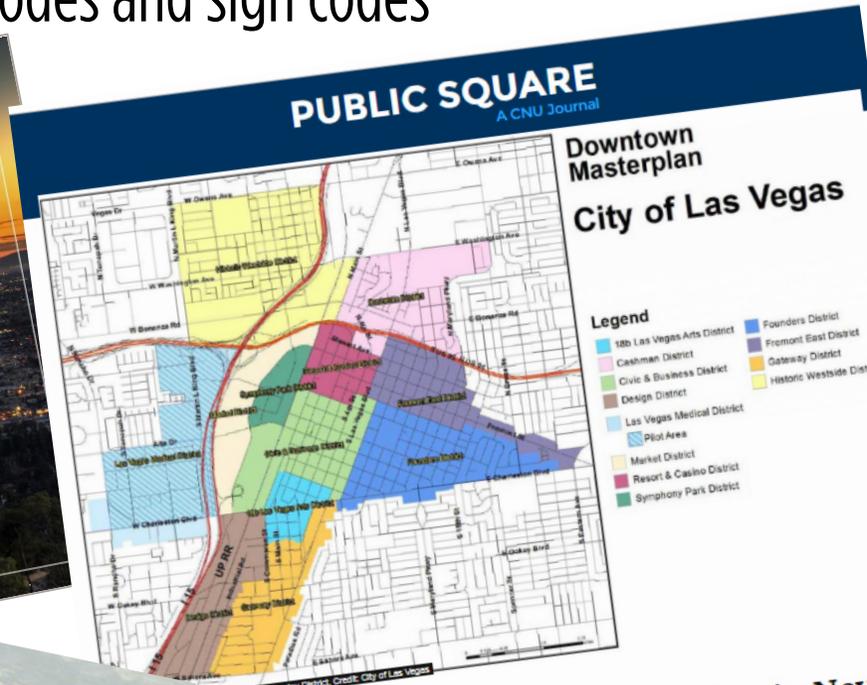
LWC has worked with over **100** cities throughout the U.S.

LWC has completed **~60** zoning/LDC codes

Zoning and Development Codes

LWC as a leader in zoning codes and sign codes

ITIES IN AN ERA OF CHANGE
Columbus, OH – Women's Leadership Initiative
Lisa Wise, AICP
President, Lisa Wise Consulting, Inc.



Going Hybrid
PLANNING PRACTICE

How one city overhauled its zoning code while combining form-based and conventional elements.

By Roger E. Eastman, AICP, with Daniel Parolek and Lisa Wise

FLAGSTAFF, ARIZONA, entered an exclusive club in November. It is now one of the few cities in the U.S. that have adopted a hybrid zoning ordinance with both form-based components and conventional Euclidean elements as part of a complete code rewrite. "Simplified, streamlined, predictable" raved an editorial in the *Arizona Daily Sun* while praising both the code and the process used to adopt it. Getting the new code adopted wasn't easy, but many city residents think the effort will be repaid in a more efficient, more equitable, and easier-to-use zoning system. The adoption of the new zoning code also caps off a successful public engagement process that has changed the general

PLANETIZEN Courses

Courses Tracks Instructors Pricing AICP Log In

2012 New Partners Conference
San Diego, California

Essential Components of the 21st Century Community:
Housing for the "Missing Middle"
February 2, 2012

Lisa Wise, President
Lisa Wise Consulting, Inc.
San Luis Obispo, CA

LWC

Vegas establishes form-based coding in Nevada

one of the state's first form-based codes following two years of training and toward implementing the City's downtown master plan.

Some best practice ideas
VITAL SIGNS, VIBRANT COMMUNITIES.

Roger E. Eastman, AICP

Form-Based Codes 101: Citywide and Countywide Code Updates

The final course in the "Form-Based Codes 101" series explores citywide form-based coding—the assessment of an entire city to determine where form-based code application should occur.

59 Mins Published 2015

Lisa Wise Daniel Parolek Mary Madden Peter Park

Sign up to access all courses - Anytime, Anywhere.

SIGN UP

Karl Eberhard, Architect

City of Flagstaff Historic Preservation Officer –
13 years

Townsite Local HP District

Landmark Local HP District

Southside NRHP District nomination

HP consultant – Camp Verde and Flagstaff

NEPA (HP) – Inner Basin Water Permit

Monte Vista Hotel, Old Town Shops,
El Pueblo Motel, Americana Hotel



Purpose of Zoning Ordinance Update

Zoning Ordinance adopted 1971

Readopted in May 2001

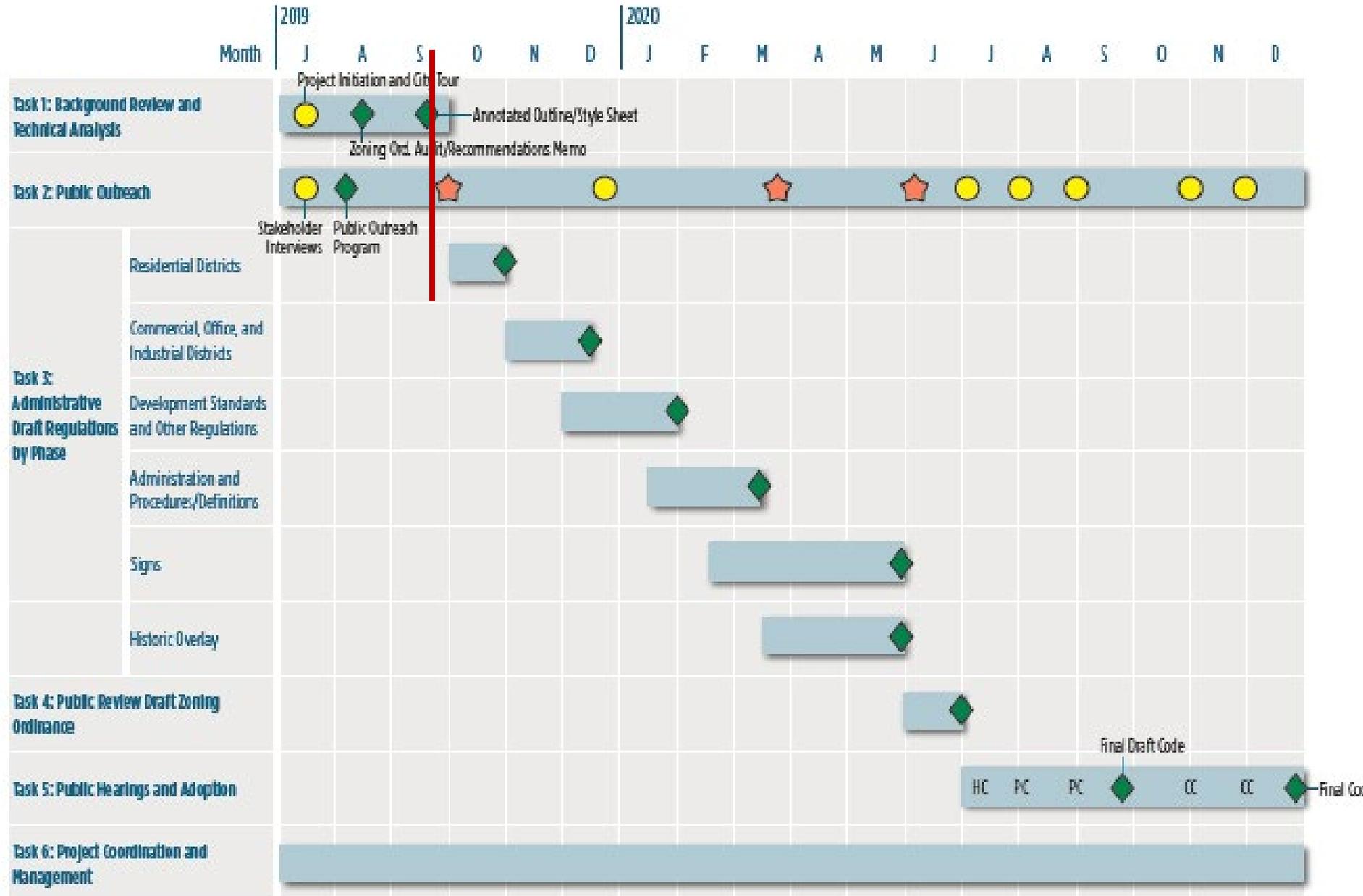
Last update in February 2019

Text amended over 290 times

City has processed 516 zone changes



Our Schedule



● Meeting/Outreach
 ★ Workshop
 ◆ Deliverable

Work Completed so Far

Kick-off call/meeting with City staff - July 10, 2019

Trip 1 to Kingman Date:

- Meetings with staff
- Stakeholder interviews
 - City Council (Mayor, Vice-mayor and City Manager)
 - City Commissions –
 - Planning and Zoning Commission
 - Historic Preservation Commission
 - Economic Development Advisory Commission
 - Clean City Commission

Work Completed so Far (continued)



- Stakeholder interviews (continued)
 - Developer and contractor representatives
 - Downtown representatives
 - Sign industry representatives.
- City familiarization tour
- Draft and final Public Outreach Plan

City of Kingman, AZ Zoning Ordinance Update Public Outreach Plan

Prepared by Lisa Wise Consulting, Inc.

July 18, 2019

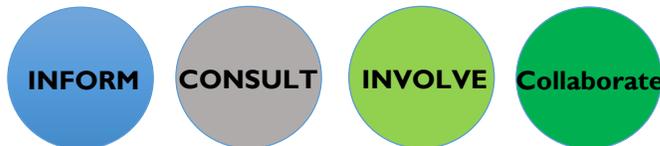
Introduction

Lisa Wise Consulting, Inc. (LWC) has been selected by the City of Kingman (City) to review, evaluate, provide recommendations, and update the City's Zoning Ordinance. The estimated schedule assumes this work will be completed in about 18 months, i.e. by December 2020.

Task 2 of the Scope of Work for this project requires that LWC prepare a draft and final Public Outreach Plan (POP) based on the components of the Scope of Work to ensure that members of the Kingman community are informed, consulted, and involved in the work to update the Zoning Ordinance. The POP will outline the public meetings, study sessions, stakeholder meetings, and other outreach tools to be used throughout the project. The POP provides LWC and our team partner Karl Eberhard, Architect, as well as City staff the opportunity to collaborate and strategize on all opportunities for public involvement.

Effective public participation in any planning process creates confidence in the given project, promotes public awareness and understanding, and ensures community interests and needs are adequately addressed throughout the process. An interactive relationship among City staff, supporting experts, decision-makers, interested parties, the community, and LWC helps lead to overall project success.

The POP provides an overarching strategy for why, how, who and when LWC will engage the community in the project. LWC has learned that a successful outreach approach provides multiple and diverse opportunities for input and facilitates participation from a broad cross section of the community. The POP assures that City staff, LWC staff, and the community are mutually aware of the motivations and protocols for project participation and it provides a platform which can be shared, and to which mutually agreed on changes may be recorded.



Key Themes – Audit and Recommendations Report

City of Kingman Zoning Ordinance

Zoning Ordinance Audit and Recommendations Report

September 6, 2019

Prepared for:
City of Kingman
310 N. 4th Street
Kingman, AZ 86401

Prepared by:



Lisa Wise Consulting, Inc. (LWC)
983 Osos Street
San Luis Obispo, CA 93401



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"Kingman needs a coherent code that is clear and easy to use with more graphics, tables, etc., so it is easy to see what rules apply and what can or cannot be developed."

- Stakeholder

Key Themes – Audit and Recommendations Report

Code Usability

Zoning Districts

Use Regulations

Development Standards

Development Review and Approval

Conformance with State and Federal Law

The Current Zoning Ordinance Is ...	The Updated Zoning Code Will Be ...
Inconsistent	Consistent
Complicated	User Friendly
Confusing	Coherent
Imprecise	Concise
Disorganized	Integrated
Antiquated	Contemporary
Disjointed	Innovative
Unpredictable	Predictable
	Involving Kingman residents
	Implementing the General Plan

Key Theme – Code Usability

Current organization

Complexity

Unclear definitions and rules of measurement

Underutilized tables and lack of illustrations

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Key Theme – Code Usability

RECOMMENDATIONS:

Develop a new format and organization

Simplify regulations and procedures

Include clear definitions and rules of measurement

Use modern terms and constructions

Utilize tables and cross-references

Incorporate graphic illustrations

PAGE HEADER
Zoning Ordinance
District Regulations

PROMINENT HEADINGS
19.08.050 District Standards

CONSISTENT NUMBERING

TABLES

Setback Distance	Front ¹ A	Corner Side ¹ B	Interior Side ¹ C	Rear D
Primary Building				
Min.	10 ft	10 ft	0 ft	10 ft
Max.	20 ft	20 ft	--	15 ft

Miscellaneous
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.

Notes:
¹ See Section 19.16.030 for additional setback standards.

CROSS-REFERENCES

WHITE SPACE

ILLUSTRATIONS

19.08.060 Development Regulations

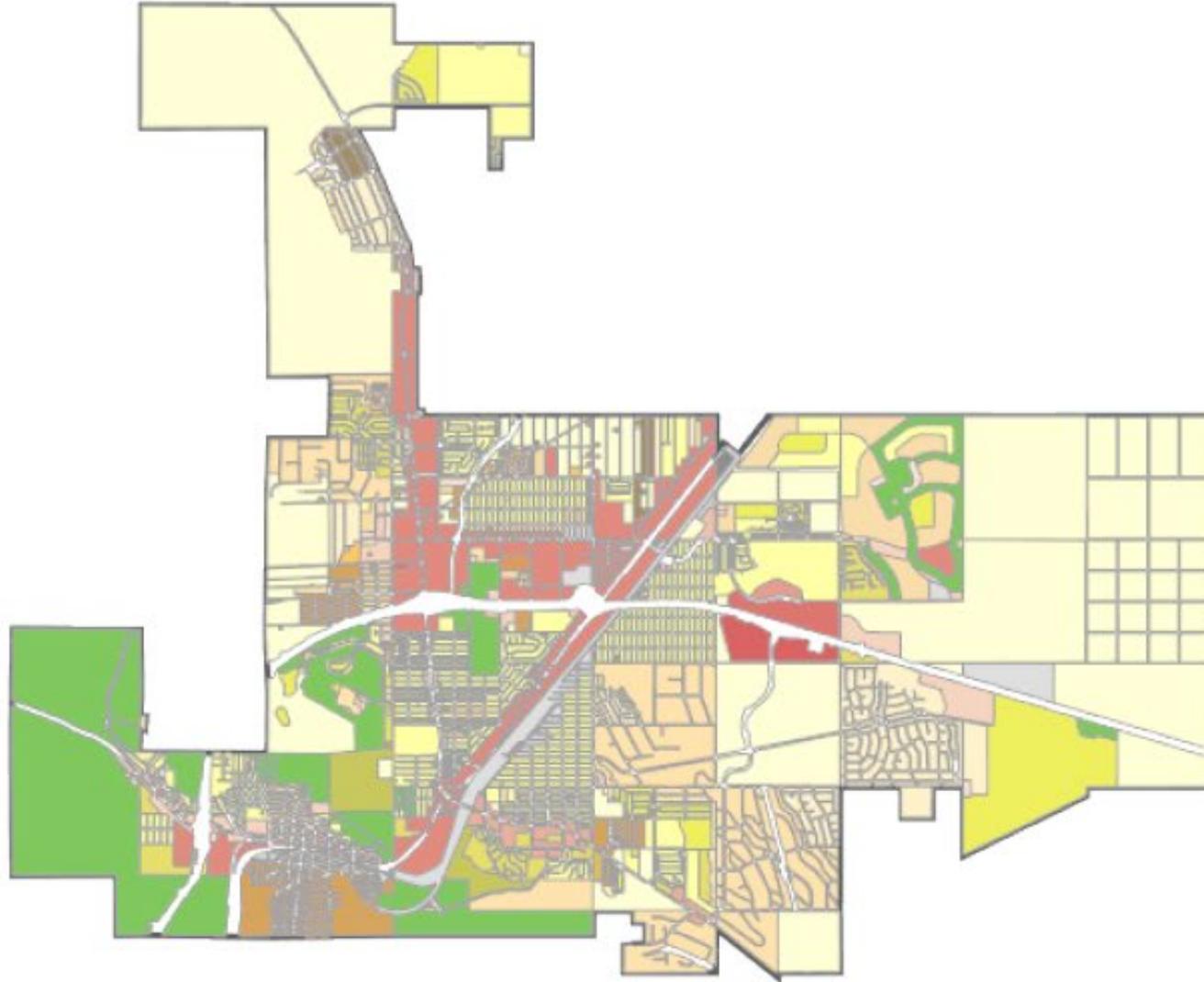
A. Parking Area Landscaped Setback. A landscaped setback at least 10 feet wide shall be provided between the parking area and the adjacent right-of-way. A minimum of one fifteen-gallon tree and two five-gallon shrubs shall be provided for every 40 feet of the street frontage.

PAGE NUMBER
18

Key Theme – Zoning Districts

Base zoning districts

Overlay districts



Key Theme – Zoning Districts

RECOMMENDATIONS:

Streamline/consolidate zones

Incorporate overlay district standards into base district regulations, where appropriate

Historic Overlay District



Key Theme – Use Regulations

Use lists

Embedded policies, standards, and review procedures in definitions

Standards for specific uses and activities

Outdated approach

" Their needs to be more opportunities for mixed-use [developments], especially in downtown."

- Stakeholder

Key Theme – Use Regulations

RECOMMENDATIONS:

Adopt a use classification system

Eliminate embedded standards and review requirements from use definitions

Reflect contemporary land uses

Ensure all zoning districts allow appropriate land uses

Use tables in district regulations

Consolidate standards for specific uses and activities

ANIMAL CARE, SALES, AND SERVICES

Animal Sales and Grooming

Boarding/Kennels

Veterinary Services

AUTOMOBILE/VEHICLE SALES AND SERVICES

Automobile Rentals

Automobile/Vehicle Service and Repair

Automobile/Vehicle Sales and Leasing

Fueling Stations

Towing and Impound

BANKS AND FINANCIAL INSTITUTIONS

Banks and Credit Unions

Check-Cashing Businesses



Key Theme – Use Regulations

RECOMMENDATIONS:

Adopt a use classification system

Eliminate embedded standards and review requirements from use definitions

Reflect contemporary land uses

Ensure all zoning districts allow appropriate land uses

Use tables in district regulations

Consolidate standards for specific uses and activities

B. Allowed Uses (continued)						
Land Use ¹	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Recreation, Education & Assembly (continued)						
Schools - Public & Charter		P	P	P	P	P
Schools - Private		UP	--	--	--	--
Trade Schools		UP	P	P	P	P
Residential						
Accessory Building and Structures	10-40.60.020	P	P	P	P	P
Day Care, Centers	10-40.60.150.A	P	P ^{4,5}	P ^{4,5}	P ^{4,5}	P ^{4,5}
Institutional Residential						
Custodial Care Facilities		--	UP	UP	UP	UP
Homeless Shelters	10-40.60.190					
Emergency Shelters		--	P ⁶	P ⁶	P ⁶	P ⁶
Short Term Housing		--	P ⁶	P ⁶	UP ⁶	UP ⁶
Transitional Housing		P	P	P	UP	UP
Nursing homes		--	UP	--	UP	--
Sheltered Care Homes		--	UP	UP	UP	UP
Live/Work	10-40.60.200	P	P	P ⁷	--	--
Residence for Owner, Caretaker, or Manager		P	P	P	P	P
Residential Uses Above First Floor		UP	--	--	--	--
Retail Trade						
Drive-through Retail	10-40.60.160	P ⁴	--	P ⁷	--	--
General Retail Business		P ⁴	UP	P ⁷	UP	UP ⁷
Heavy Retail/Service		--	--	P ⁷	--	UP ⁷
Restaurant or Café		P ⁴	UP	P ⁷	--	UP ⁷
Services						
Adult Entertainment	10-40.60.050	P	P	P ⁷	P	P ⁷
Crematorium		--	P	P ⁷	P	P ⁷
General Services		P ⁴	UP	UP ⁷	--	--
Hospital		UP	UP	UP ⁷	UP	UP
Kennel, Animal Boarding		UP	UP	UP ⁷	UP	UP ⁷
Lodging		P ⁴	--	UP ⁷	--	--
Medical Marijuana Offsite Cultivation Location		--	P	P ⁷	P	P ⁷
Office		P	UP	UP ⁷	--	UP ⁷
End Notes						
¹ A definition of each listed use type is in Chapter 10-80 (Definitions).						
⁴ Limited to 10 percent of a primary use.						
⁵ Solely for use by employees of the permitted use.						
⁶ Conditional Use Permit is required if distance between shelter facilities is less than ¼ mile.						
⁷ Allowed use with applied FAR standards (see Subsection 10-40.30.050.F).						

Key Theme – Development Standards

Relief from Set Standards

Landscaping Standards

Hillside Developments

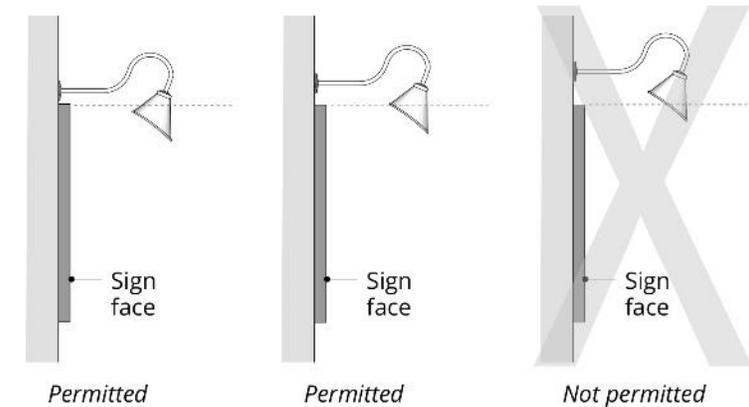
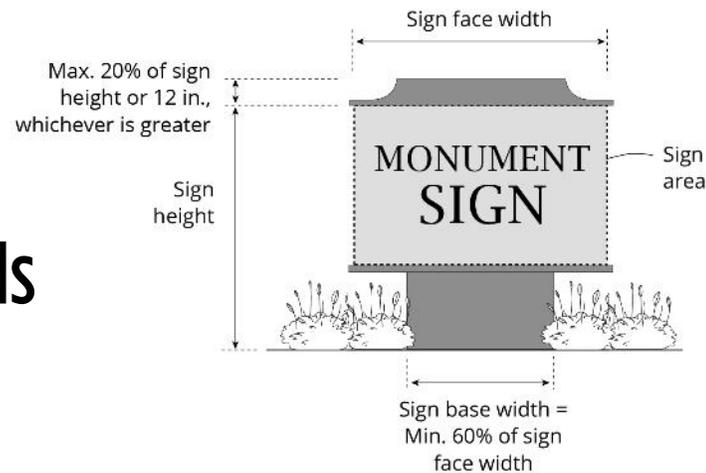
Parking Requirements

Sign Standards

Outdoor Lighting Standards

"There is a need for commercial architectural design review for areas like Stockton Hill Road."

- Stakeholder



Key Theme – Development Standards

RECOMMENDATIONS:

Update the city's physical form and design related standards

Tailor standards to reflect differences in areas

Provide certainty and allow flexibility

Update the landscaping development standards

Use consistent parking requirements for multiple uses, where possible



Key Theme – Development Standards (Continued)

RECOMMENDATIONS:

Expand the use of parking reductions

Do not require additional parking for change of use

Update the sign standards

Update the outdoor lighting standards

Add expanded sustainability standards



Key Theme – Development Review and Approval

Decision-Making Bodies

Administrative Authorities

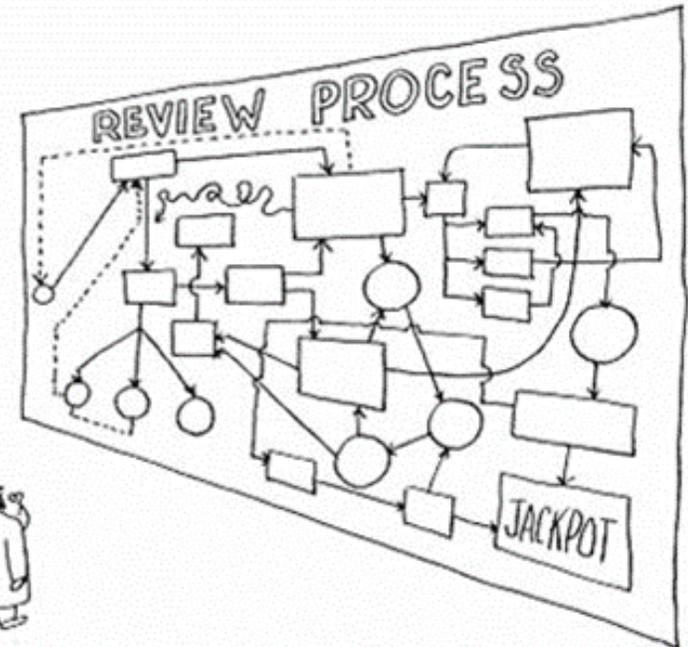
Land Use Permits and Approvals

Public Notice

"It is harder to remodel an existing home than to build a new house."

- Stakeholder

It doesn't work,
but it sure is
impressive



HEDMAN
76 ©

Key Theme – Development Review and Approval

RECOMMENDATIONS:

Clarify administrative procedures for all decisions

Establish a minor modification process

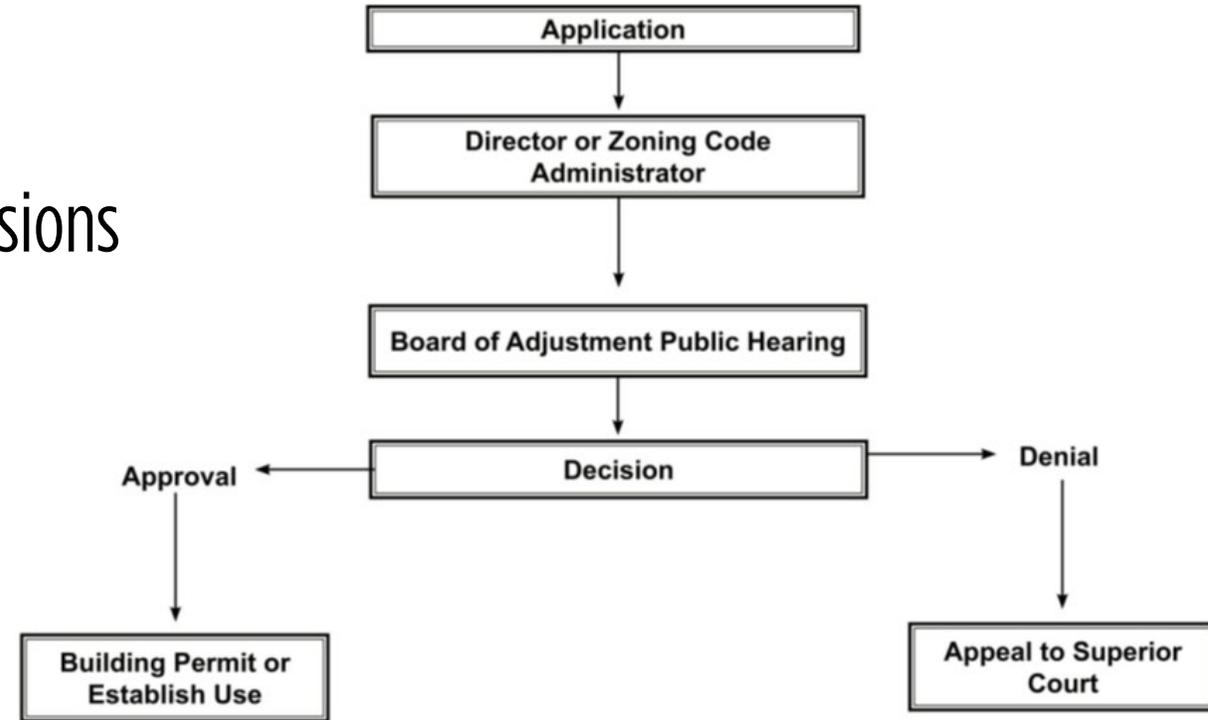
Clarify the site plan review process

Reduce reliance on discretionary review

Expand the requirements for a zone change

Update the Planned Development District

Facilitate opportunities for public notice



Key Theme – Compliance with Federal/State Law

Adult or Sexually-Oriented Businesses

Private Property Rights Protection Act – A.R.S. § 12-1134

PROP 207

Processing and Review Procedures – “Local Government Bill of Rights”

Religious Land Use and Institutionalized Persons Act, 2000 – RLUIPA

Telecommunications – HB2365 (Small Cell Legislation)

Vacation Rentals

Zoning Hearing – HB2662 - “aggrieved party”



Source: Queen Creek Independent

Key Theme – Compliance with Federal/State Law

Signs – *Reed v. Town of Gilbert*

Content-Based

- What does sign say?
- Message determines if it stays up or down, or applicable regulations

Content-Neutral

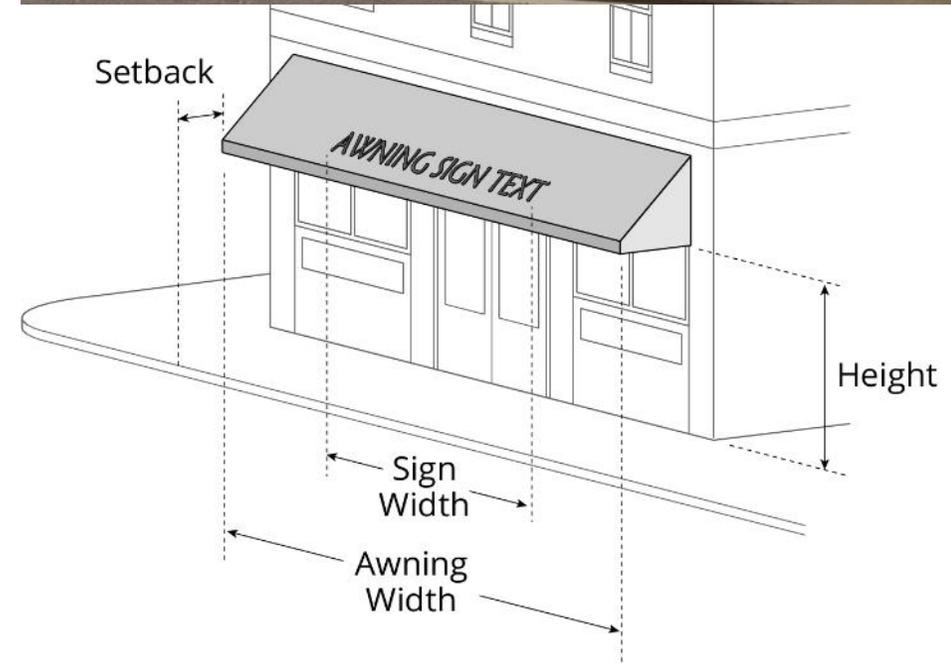
- Time
- Place
- Manner



"Political Sign"



"Freestanding Sign"



Key Theme – Appendix A: Evaluation of General Plan

Land use element

Growth area element

Redevelopment and public facilities and building element

Circulation element

Parks, recreation, trails, and open space element

Cost of development element

Environmental planning element

Air quality and resource conservation element

Appendix A: Evaluation of General Plan

GOALS, POLICIES, AND OBJECTIVES		NOTES
LAND USE ELEMENT		
<i>Goal</i>	To create the environment that makes Kingman the heart of historic Route 66 and the crossroads of the Southwest, a place its residents proudly call home because there are outstanding economic opportunities and numerous employment options, excellent post-secondary educational opportunities, a healthy business climate and diverse recreational and cultural amenities.	<i>The Zoning Code is a tool to implement this goal</i>
Objective 3	Encourage compatible mix of land uses, which allows accessibility to goods and services without extensive travel.	<i>The Zoning Code can enable mixed-use developments</i>
Objective 4	Develop Kingman into a place that is internationally and domestically known as a Historic Route 66 destination.	<i>Will have implications to the Signs and Historic District Sections of the updated Zoning Code</i>
GROWTH AREA ELEMENT		
<i>Goal</i>	To promote managed, economically sound and orderly growth that supports a variety of land uses	<i>The Zoning Code is a tool to implement this goal</i>

Appendix B: Interview Summary

- Improve clarity, usability, and organization of the Code.
- Allow greater flexibility with land uses, especially with definition of uses.
- Encourage strong design without being overly prescriptive.
- Address infill development, redevelopment, and adaptive reuse of existing development sites.
- Adjust review bodies and processes to more appropriately reflect the significance of a project.

Now it's your turn ...

Questions/Discussion





Introduction to Form-Based Codes

What the Community Said it Wanted

Well-intentioned policy statement: Infill and develop in existing urbanized areas. Build affordable multi-family housing near transportation corridors.

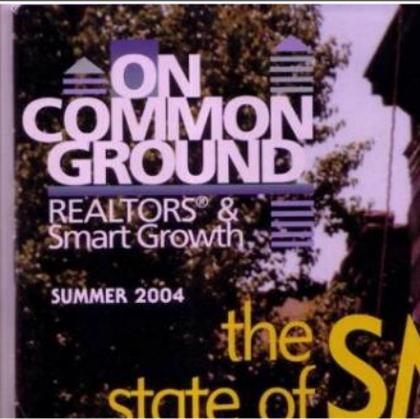
Well-intentioned policy statement: Infill and develop in existing urbanized areas. Build affordable multi-family housing near transportation corridors.



Well-intentioned policy statement: Infill and develop in existing urbanized areas. Build affordable multi-family housing near transportation corridors.



Why are Cities Using Form-Based Codes?



What do you do when your development codes won't let you build or maintain the kind

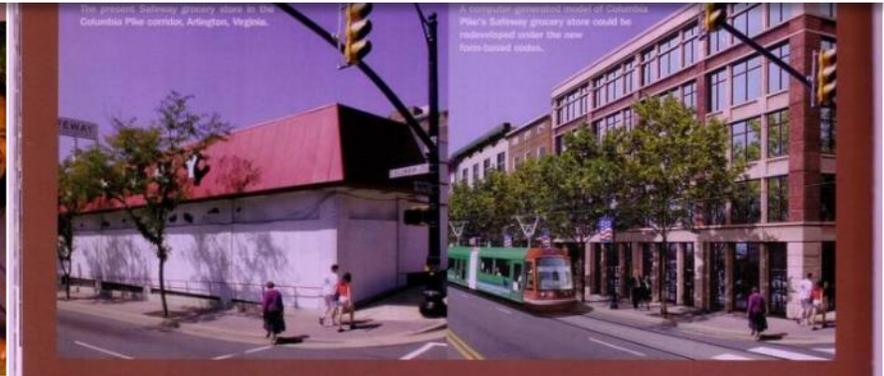
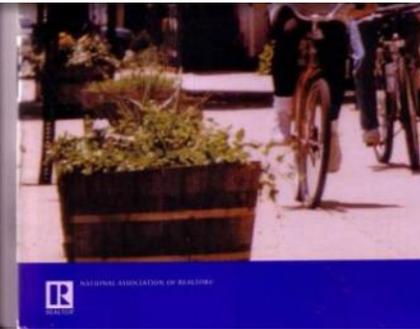
Columbia Pike Revitalization Organization, whose office is located on the Pike. "We saw bank branches with drive-through lanes, fast food franchises with drive-through lanes—and that's been about it. We also saw long-time businesses either close or move to other parts of the county. There are pizza stores, check-cashing stores, laundromats, dry cleaners, dollar stores—these are all services people use, but you can't buy a men's suit, women's clothing, a pair of shoes, or even a book on Columbia Pike."

In January 1998, Arlington County Board chair Chris Zimmerman recognized the Pike's need for

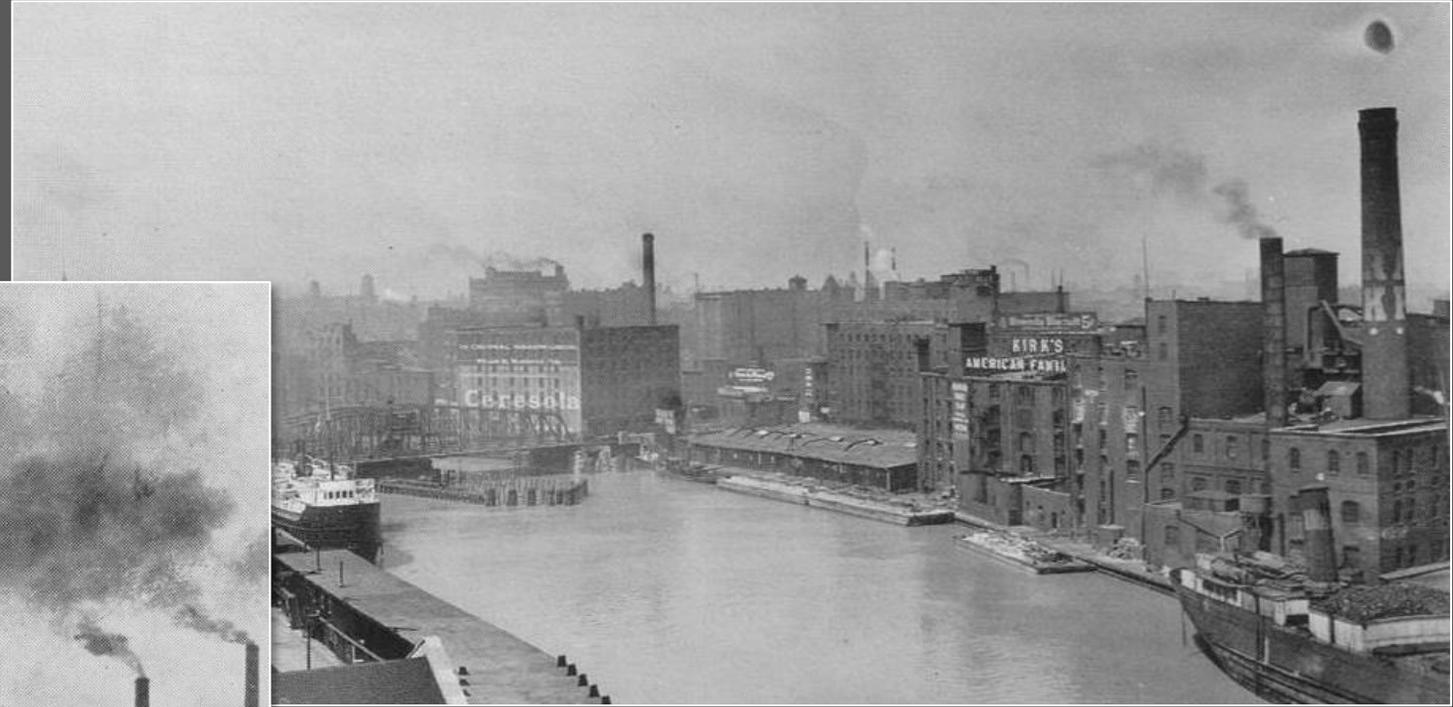
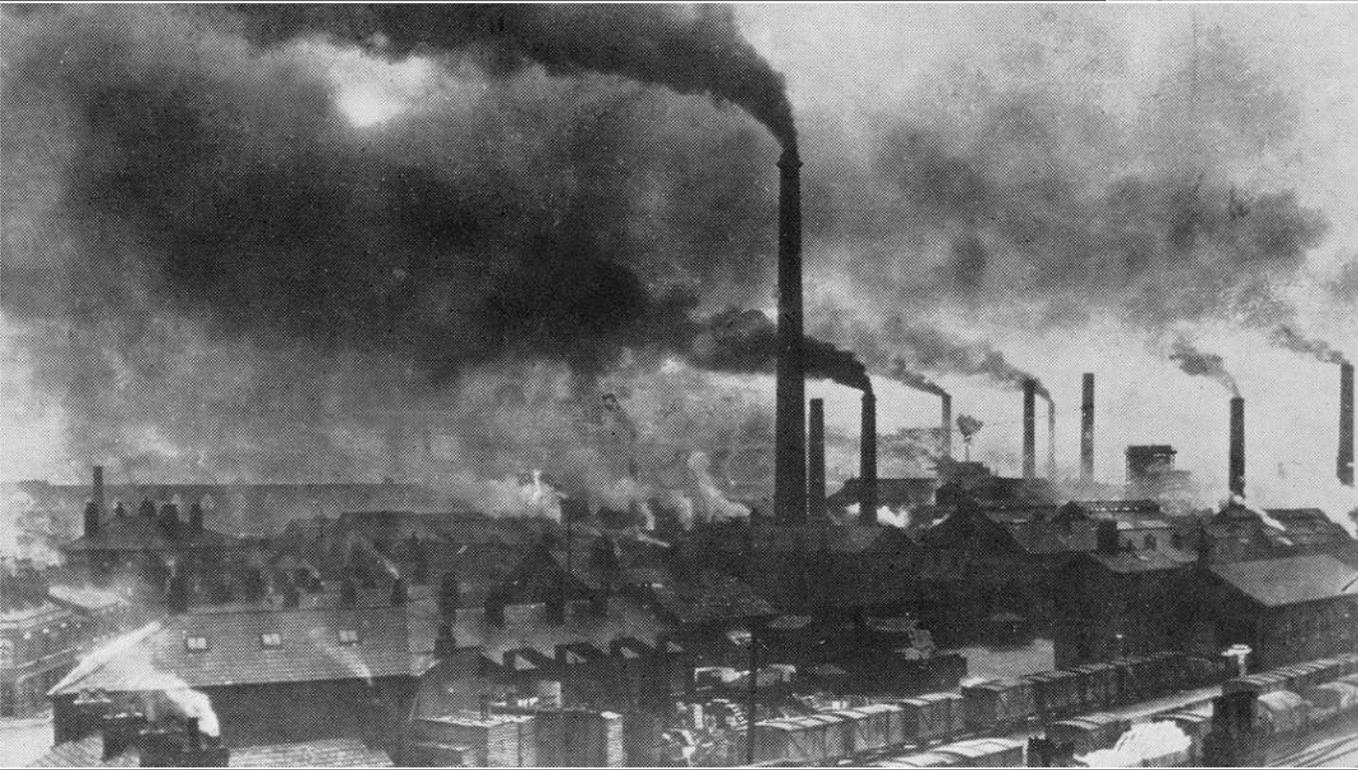
enhance the richness of their community, while ensuring none of the long-time local businesses would be replaced.

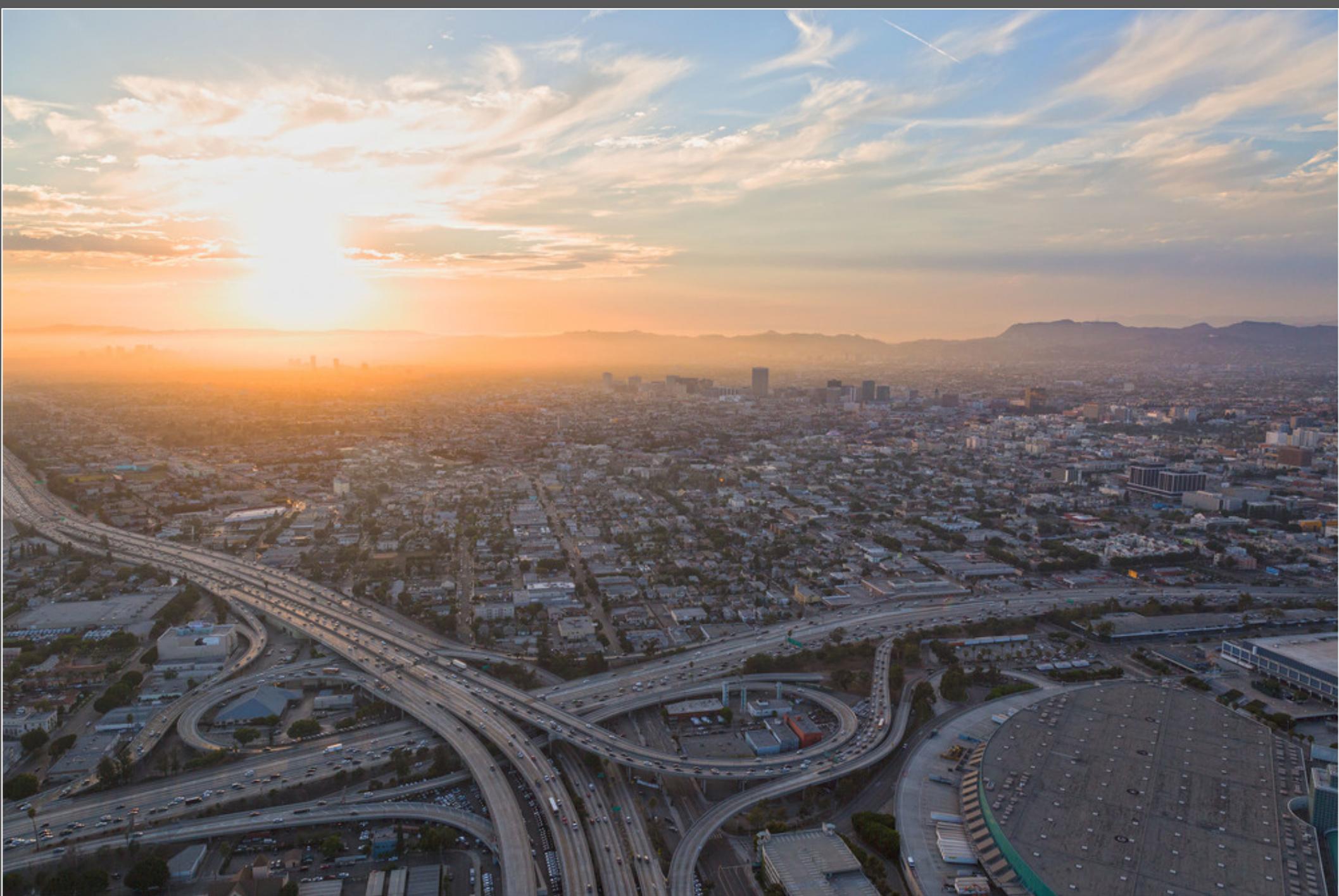
To tap the potential of this diamond in the rough, the Columbia Pike community developed a comprehensive Columbia Pike Revitalization Plan, which included adoption of a form-based (as opposed to a conventional use-based) zoning code. The code is a legal document that regulates land development by setting careful and clear controls on building form to create good streets, neighborhoods, and parks, with a healthy mix of uses. Components of the code include clear defini-

Everybody hates sprawl, but the builders aren't violating rules; they're building exactly what the codes call for.



Yesterday's Problems





Yesterday's Tools

- Separation of uses
- Focus on density and floor area ratio (FAR)
- Regulations geared to Greenfields and suburban developments

Yesterday's Tools: Separation of Uses

Use-Based Codes

- Conventional coding approach
- Consciously separates uses
- Focus on density and floor area ratio (FAR)
- Regulations geared to suburban developments



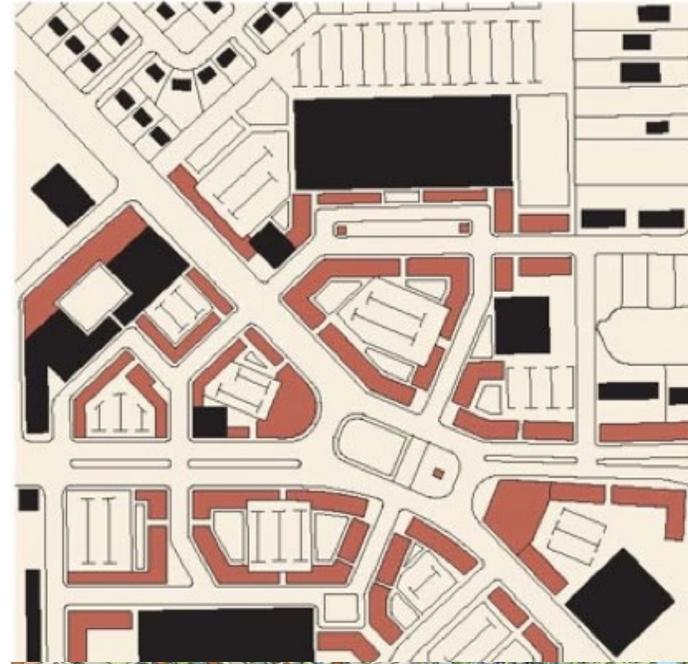
Yesterday's Tools: Separation of Uses



Yesterday's Tools: Separation of Uses



Why does zoning matter?



This is “red” on the zoning map



...and so is this



Different Places need Different Regulations



Walkable Urban



Smart Growth Tulsa

Transition



Drivable Suburban



www.aaroads.com

What is a Form-Based Code?

- A Form-Based Code fosters **predictable, high-quality built environments** by regulating land development based on **physical form** and the **public realm** rather than the separation of land uses.
- Place-based, i.e. specific to the character and needs of a city, town, or local community



Conventional Zoning (Euclidean)

Use/Density

Management

Form

Form-Based Zoning

Form

Management

Use

What is a Form-Based Code?

URBAN DESIGN



Illustrative Plan

FORM-BASED CODE



Regulating Plan



Building Form Standards

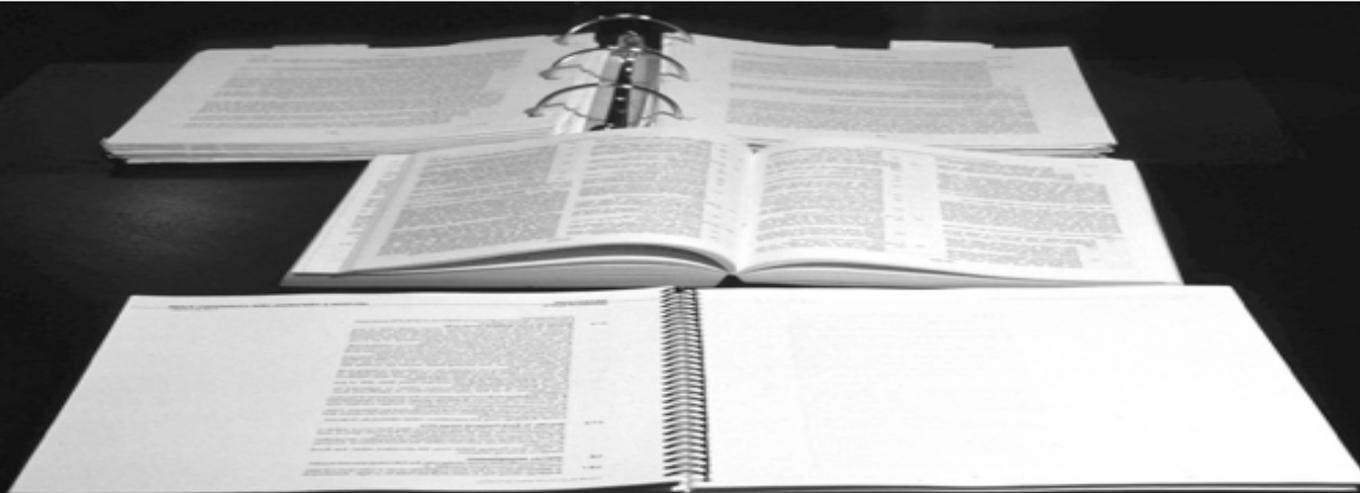
Public Space Standards

Form-Based Zoning Code

- Regulates public and private spaces
- Illustrated and transparent

Conventional Zoning Code

- Regulates private spaces only
- Based on metrics
- Often text-heavy



Five Main Elements of a FBC

1. Regulating Plan

A plan or map of the regulated area designating the locations where different building form standards apply.



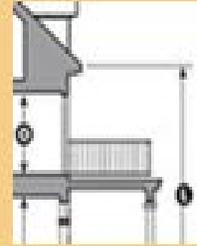
2. Public Standards

Specifies elements in the public realm: sidewalk, travel lanes, on-street parking, street trees and furniture, etc.



3. Building Standards

Regulations controlling the features, configurations, and functions of buildings that define and shape the public realm.



4. Administration

A clearly defined and streamlined application and project review process.



5. Definitions

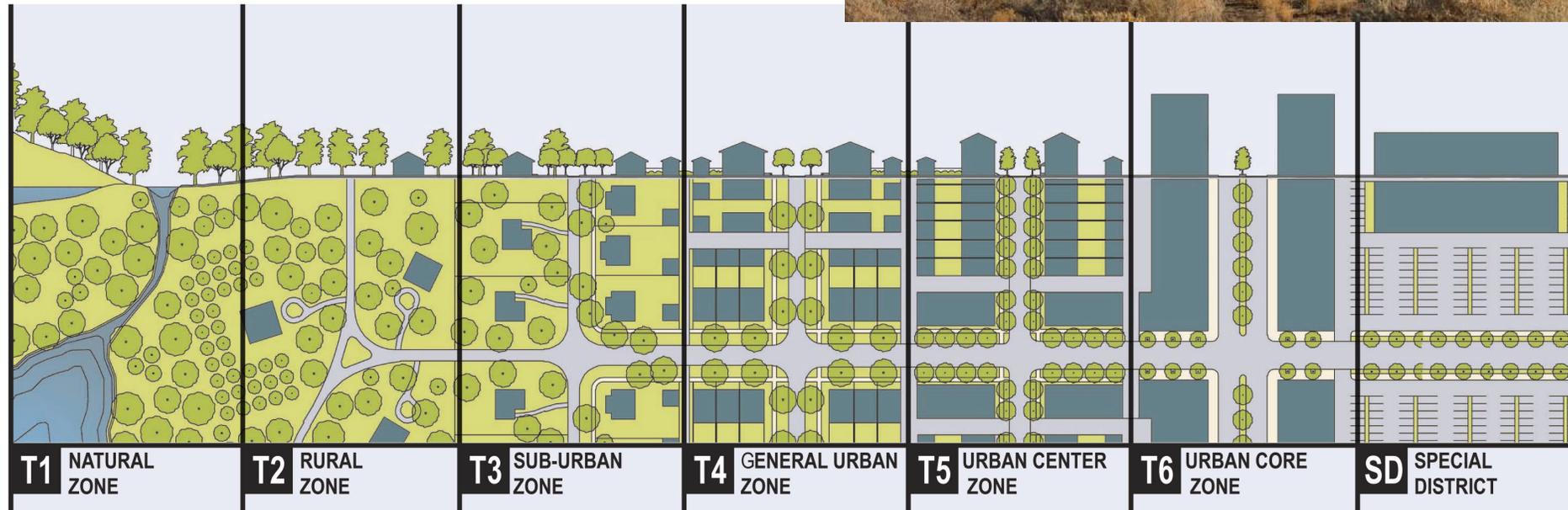
A glossary to ensure the precise use of technical terms.

Building Elements	
Encroachments	
Front, Areas H, EE, FY	To R/W
Front, Areas Y, X1	10' beyond
Front, rear/side	Y
Side	Y
Notes	
Bay windows, balconies, stoops and the encroachment areas.	

Transect as an organizing tool



Most
Natural



Most
Urban

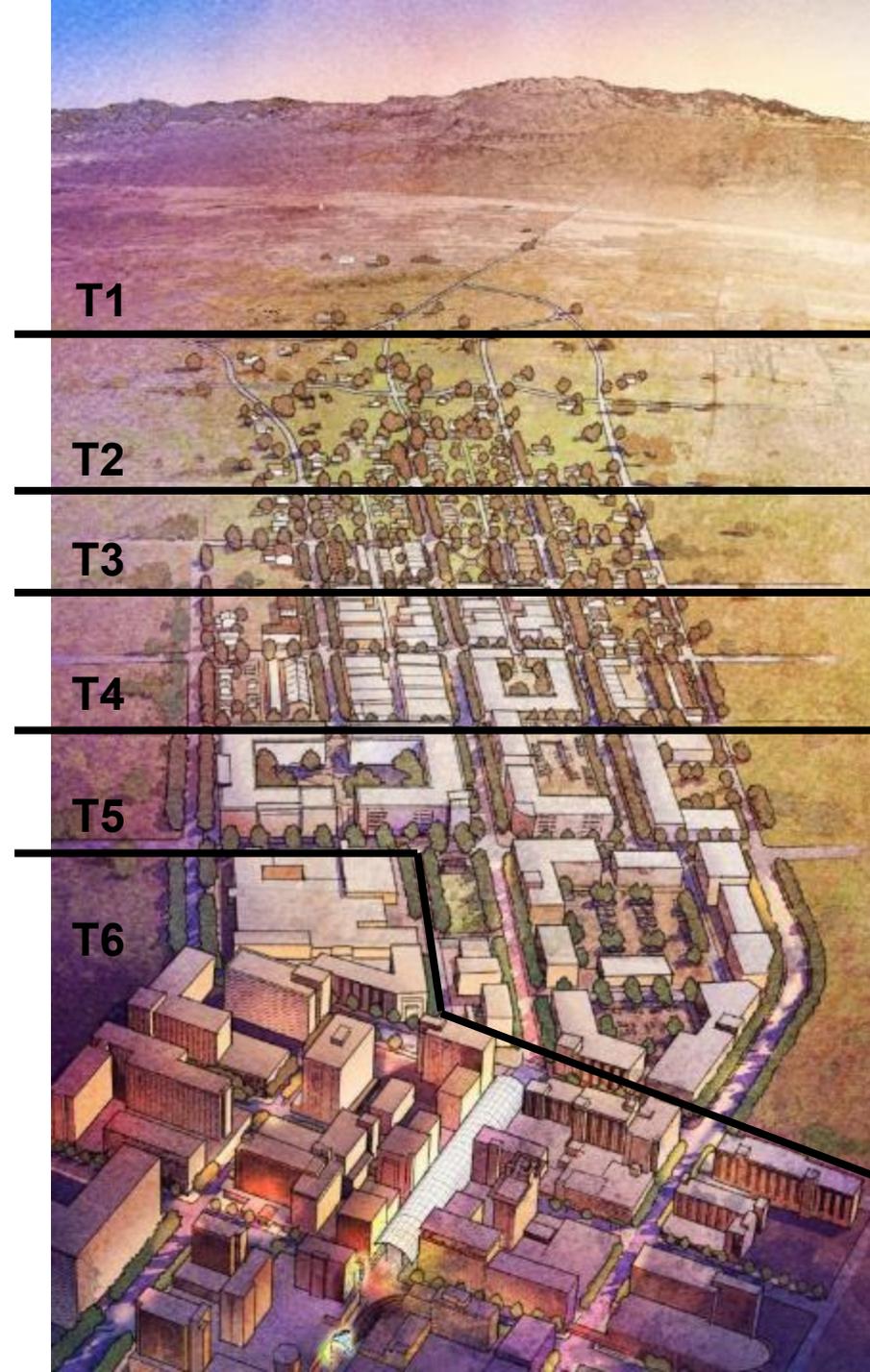
Las Vegas as an example



Most Natural



Most Urban



T1

T2

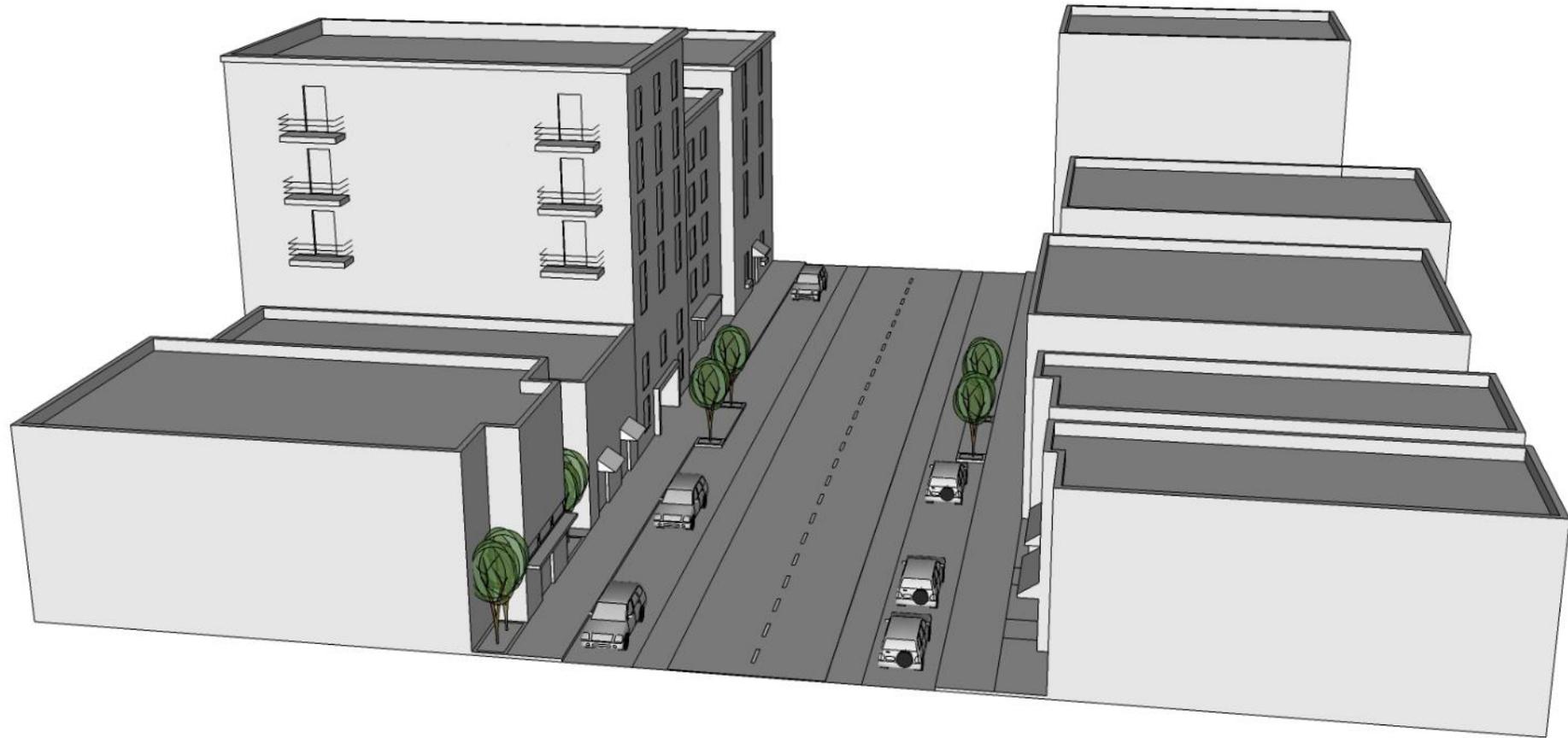
T3

T4

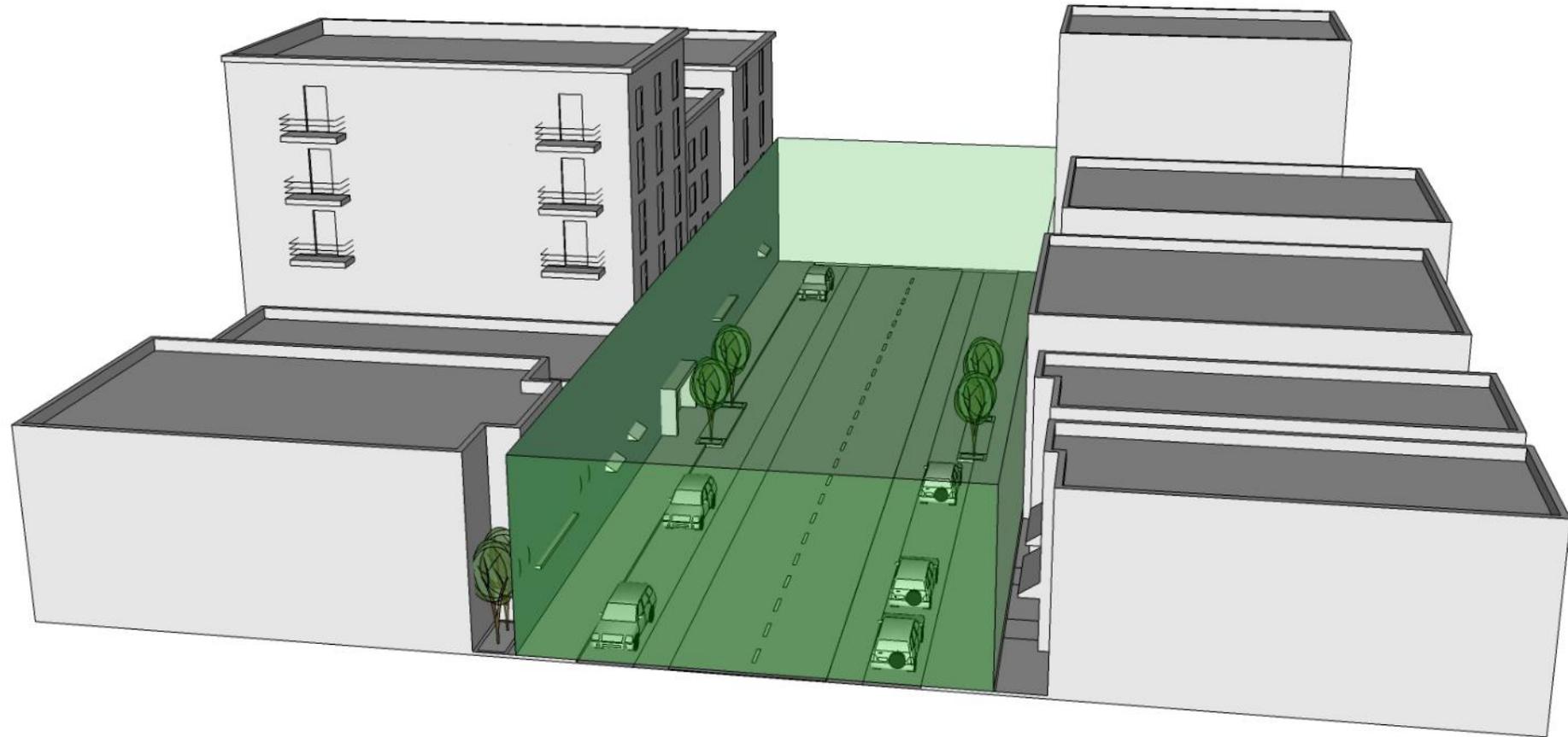
T5

T6

Connection Between Public and Private Space



Connection Between Public and Private Space



Transect Zones

19.09.050.E.016 T5 Main Street Zone (T5-MS)



A. General Intent

The intent of the T5 Main Street Zone is to provide a compact and walkable urban environment with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on the upper floors of buildings. A range of building types allows for a majority of active pedestrian street facades supported by required retail frontages on multiple streets. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. The flexible nature of the building types is intended to encourage revitalization and investment. The following form elements are generally appropriate in this Zone:

Attached

Large lot width

Large footprint and lot coverage

Simple wall plane along the street

Buildings placed at or near the edge of right-of-way

Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront

Small to no setbacks

Min. 3 to max. 7 stories

B. Sub-Zone

None

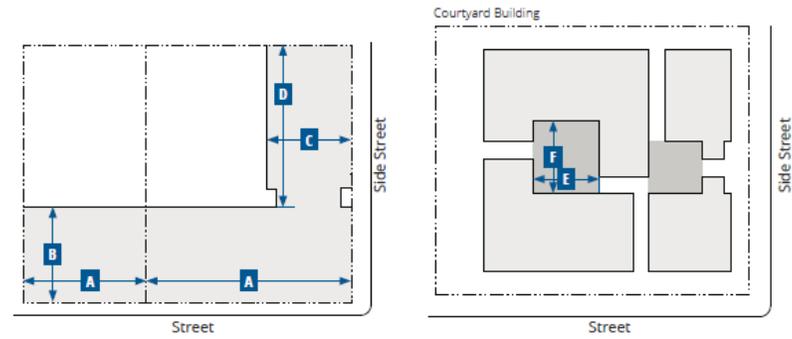
C. Lot Size

No width, depth or area standards are included for the T5-MS Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Building Type Standards

Table 19.09.060.C-1 Building Types Overview

Transect Zones	T4-C, T5-M, T5-N	T6-UG, T5-MS, T5-N	T4-C, T5-C, T5-M, T5-MS, T5-N
Building Form	Rowhouse	Courtyard Building	Flex Low-Rise Building
Example			
Description	<p>A medium size-structure composed of 2 - 8 individual Rowhouse buildings attached in a series with individual entries along the front. Each unit has its own private open space.</p> <p>This type is typically located within medium-intensity neighborhoods or near or on a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability. Syn: Townhouse</p>	<p>A large structure composed of multiple attached or stacked units accessed from a shared courtyard, a series of courtyards, or a common corridor. Each unit may have its own individual entry, or up to three units may share a common entry. Private open space is not required but can be provided with a balcony per unit.</p> <p>This building type is typically integrated sparingly into lower intensity neighborhoods or more consistently into medium-intensity neighborhoods, or it can be applied in non-residential contexts. This building type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.</p>	<p>A medium- to large-size building on a medium size lot and 1 - 3 stories in height, that may incorporate structured parking. Each unit may have its own individual entry, or units may share a common entry accessed from the street or a courtyard or series of courtyards. Private open space is not required but can be provided with a balcony per unit.</p> <p>This building type can be used to provide a vertical mix of uses with ground-floor retail, service, or industrial uses and service or residential uses on upper floors; or it may be a single-use building, with residential, service, or industrial uses, where ground floor retail uses are not appropriate.</p> <p>This building type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.</p>
Building Scale	House-Scale ≤ 3 units Block-Scale > 3 units	House-Scale ≤ 3 units Block-Scale > 3 units	Block-Scale



Key for Diagrams

- Lot Line
- Building Line
- Buildable Area
- Courtyard Area

Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex High-Rise	380 ft ¹	140 ft ¹	75 ft ¹	100 ft ¹
Flex Mid-Rise	200 ft ¹	140 ft ¹	75 ft	100 ft
Flex Low-Rise	150 ft	150 ft	70 ft	70 ft
Courtyard Building	175 ft ¹	175 ft ¹	40 ft	—
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Notes:

- ¹ Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.
- ² Or the max. length of the block.

Key for Tables

- No Requirement

Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio ²	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	

A minimum of two courtyard edges must be defined by the building.
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.

The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.

Access Standards
Access to the building must be from the street or from the courtyard.
Each unit (residential or commercial) may have an individual entry from the courtyard.

Multiple courtyards must be connected through and between buildings
Courtyards must be accessible from the primary street.



Frontage Standards

19.09.070.C Frontage Types Overview

City of Las Vegas Form-Based Code

Table 19.09.070.C-1 Private Frontages Overview

Transect Zones	T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C	T5-N, T3-N	T5-M, T5-MS, T5-N
Frontage Type	Arcade	Common Yard	Dooryard
	LOT > PRIVATE FRONTAGE >	LOT > PRIVATE FRONTAGE >	LOT > PRIVATE FRONTAGE >
	< ROW <	< ROW <	< ROW <
Example			
Description	The Arcade Frontage is a covered walkway with habitable space above that often encroaches over a sidewalk into the right-of-way. An arcade is used to provide pedestrian circulation along a frontage and it should extend far enough from the building to provide adequate protection and circulation space for pedestrians. An arcade is intended for buildings with ground floor commercial uses and is common along public courtyards and walkable streets.	The Common Yard Frontage has a landscaped frontage with a facade substantially set back from the frontage line, providing a buffer from thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape in conjunction with other private frontages.	In a Dooryard Frontage the main facade of the building is set back a small distance and the frontage line is defined by a low wall or fence, creating a small dooryard. The dooryard must not provide public circulation along a right-of-way. The dooryard may be raised, sunken, or at grade, and is intended primarily for ground-floor residential uses.

19.09.070.H Gallery

Allowed in: T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C



Key for Diagrams



Gallery

1. Description

In the Gallery Frontage Type, the main facade of the building is at the frontage line and the gallery element encroaches into the sidewalk of the right-of-way. This Frontage Type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories. Due to the encroachment into the right-of-way, an easement is usually required with a license agreement approved by the Department of Public Works. Alternatively, the frontage line must be aligned with the edge of the gallery and curb, and a sidewalk is established within an easement under the gallery.

2. Size

Depth, Clear	8 ft min.	A
Ground Floor Height, Clear	11 ft min.	B
Upper Floor Height, Clear	9 ft min.	C
Height	2 stories max.	D
Setback from back of curb	2 ft min.; 3 ft max.	E

3. Miscellaneous

Gallery Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. In case of a conflict between them, the Gallery Frontage Type standards prevail.

Galleries must have a consistent depth along a frontage.

Galleries may project over a sidewalk.



Misconceptions

- FBCs do not regulate use
- FBCs are too complicated
- FBCs are untested
- FBCs are just guidelines
- FBCs are boilerplates
- FBCs dictate architecture and squash creativity
- FBCs are only for Greenfields
- FBCs leave out staff
- FBCs are up-zoning and result in high density development

Misconception: FBCs do not regulate use

- Even though form is prioritized, FBCs **DO** regulate use
- Emphasis is on uses appropriate in a walkable environment
- FBCs can be written to prohibit undesirable uses
- Current use entitlements are preserved

I. Use Types	
Use Type	T5-N
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Fraternity, Sorority House, or Private Dorms	P
Home Occupation	P
Hospice	P
Individual Care - Family Home	P
Individual Care - Group Home	S
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
Community Recreational Facility, Public	P
Park, Playground, or Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Downtown Retail ¹	P
Mixed-Use	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Employment & Services	
Downtown Services ²	P
Hotel, Residence	S
Individual Care Center	P
Laboratory, Medical or Dental	P
Office, Medical or Dental; or Office, Other Than Listed	P
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C

I. Use Types (cont.)	
Use Type	T5-N
Other	
Parking Facility	P
Public Services, Minor	C
Temporary Uses ³	T
Urban Agriculture	
Community Garden	P

Notes:
 Land use types are defined in LVMC Chapter 19.18 (Definitions and Measures). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in LVMC Chapter 19.18.
 If a use is not listed in this table, it is not allowed in the T5-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I. is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.
 Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
² Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).
³ Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key	
P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
--	Use is not allowed.



Misconception: FBCs are too complicated

- FBCs are organized systematically
- FBCs are written to be user-friendly
- FBCs provide tables and graphics for clarify and ease-of-use

Figure F-1 How to Use the Form-Based Code
Typical FBC procedure flow.

Instructions	Section	Title
If your property needs to be subdivided, follow the procedures and requirements for subdividing land	19.16.040 19.16.050 19.16.060	Parcel Map, Tentative Map, and Final Map
Find the Transect Zone for your parcel and comply with the standards specific to the Zone	19.09.050	Transect Zone Standards
Find and comply with the standards specific to your District	19.09.040	Specific to Districts Standards
Select the building type from the types allowed in the Transect Zone	19.09.060	Building Type Standards
Apply building setbacks to the lot to be developed, as well as applicable building height, parking, etc. standards	19.09.050	Transect Zone Standards
Select the standards specific to the frontage type that will be used and apply them to the building	19.09.070	Frontage Type Standards
Select the civic space and or thoroughfare standards that may apply to the development	19.09.080 19.09.090	Civic Space Standards Thoroughfare Standards
Follow the permit procedures and comply with the requirements for a permit application	19.09.030	Administration and Procedures

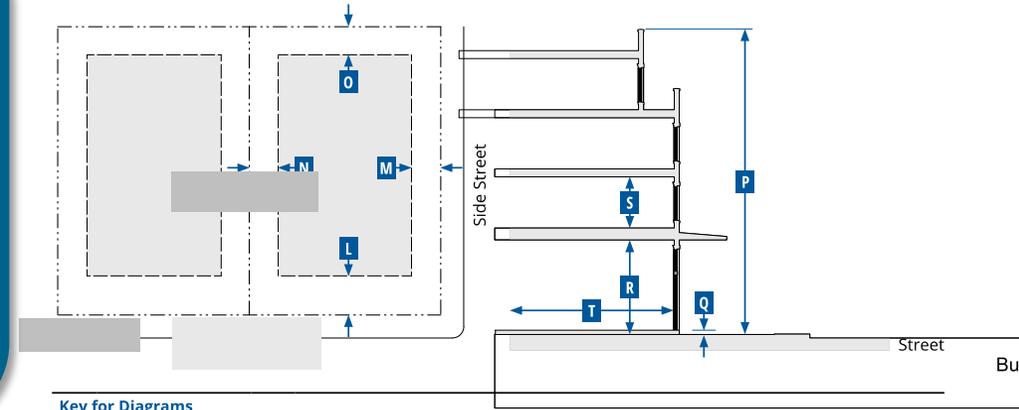


Misconception: FBCs are untested

- FBCs are increasingly common across the country
- FBCs have been utilized for decades
- FBC use is continuing to be more accepted
- FBCs are responding to evolving needs

Misconception: FBCs are just guidelines

- FBCs are adopted into development codes
- FBCs are enforceable and have implementable standards
- FBCs have legal standing and are regulatory



Key for Diagrams

Lot Line Building Setback Line
Buildable Area Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front ^{1,2}	Corner Side ^{1,2}	Interior Side	Rear
	L	M	N	O
Primary Building				
Min.	5 ft	10 ft	0 ft ³	5 ft
Max.	10 ft	20 ft	15	--
Primary Building Facade within Facade Zone				
Front (min.)	70%			
Side Street (min.)	60%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:
¹ Additional setback and/or easement may be required where street ROW or a utility easement is needed.
² Sidewalk must be extended into the setback area to meet the building.
³ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

Key for Tables

-- No Requirement

F. Building Form Standards

Building Height	Stories	P
Primary Building	2 min. - 7 max.	
Accessory Building	2 max.	
Primary Building		
Ground Floor Finish Level^{1,2}		Q
Height above curb		
Residential	1.50 ft min.	
Service or Retail uses	0.50 ft max.	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	R
Upper floors	9 ft min.	S
Footprint³		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	T

¹ Buildings existing at the time of adoption of the Form-Based Code and additions to those buildings that are less than 50% of the existing gross floor area are exempt.
² Primary buildings located on lots sloping down and away from the street are exempt.
³ Independently by lot coverage requirements, all buildings must still meet setback requirements as per 19.09.050.E.E.



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Benefits

- FBCs are **place-based**
- FBCs are **prescriptive**
- FBCs **codify** standards based on desired built form
- FBCs are **easy to use**; highly **illustrated**
- FBCs are **predictable**
- FBCs are a tool for neighborhood/historic **preservation**
- FBCs establish the right **scale** of development
- FBCs provide **economic benefits**
- FBCs promote development that has **health benefits**

Now it's your turn ...

Questions/Discussion

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