

DIVISION 14. FORM BASED CODE¹

Subdivision I. In General

Sec. 60-546. Purpose.

The purpose of the form based code is to:

- (a) Provide a building development pattern that is based upon the built environment's physical form and its relationship to the public realm and the private realm.
- (b) Allow for a diversity of uses appropriate and compatible to the designated district area.
- (c) Provide a more accelerated building design, review, approval and construction process.
- (d) Deliver a more predictable building development outcome that is consistent with the traditional pedestrian-oriented street-building development pattern.

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-547. Transects.

Form based code uses transects as a way to describe the areas under the regulating plan. A transect is a system of ordering human habitats in a range from the most natural to the most urban. Auburn's transects are organized using five form based code districts, (Transect 4.1, Transect 4.2, Transect 5.1, Transect 5.2 and Transect 6), which describe the physical character of a place at a certain scale, according to the density and intensity of land use and urbanism.

(Ord. No. 04-03072016, 5-16-2016)

¹Editor's note(s)—Ord. No. 04-03072016, adopted May 16, 2016, repealed former Div. 14, §§ 60-546—60-549, in its entirety and enacted new provisions as herein set out. Former Div. 14 pertained to the central business district and derived from Ord. of 9-21-2009, §§ 3.69A—3.69D; Ord. of 2-16-2010.

Sec. 60-548. Traditional Main Street Neighborhood (T-4.1)



Illustrative View of T-4.1 (Main Street)

Intent and Purpose: Traditional Main Street Neighborhood (T-4.1)

The Main Street Neighborhood district is designed to continue the existing pattern of large houses set along Main Street. This area is characterized by front porches, residential front yards and front doors facing the street. T-4.1 promotes a lower-density and less concentrated pattern of buildings along the street, while maintaining a pleasing, connective and compact multi-modal environment.





Characteristic Features

- Front lawns
- Front facade detailing
- Frontage fences
- Porches
- Bay windows
- Foundation planting and yard landscaping
- Street Trees
- Lower Density

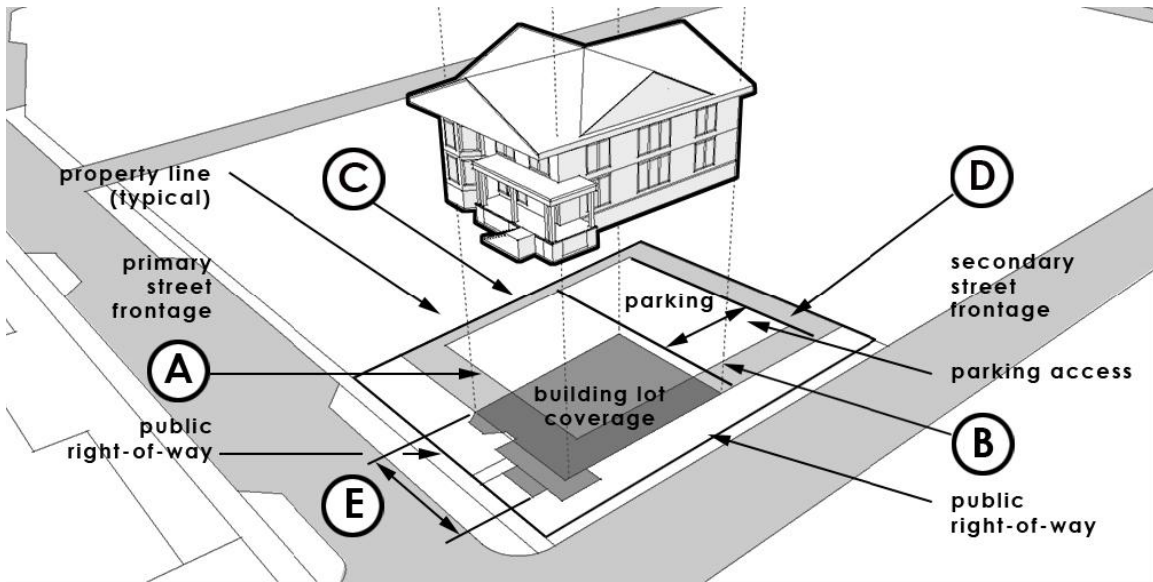


Examples of Main Street Neighborhood - T-4.1

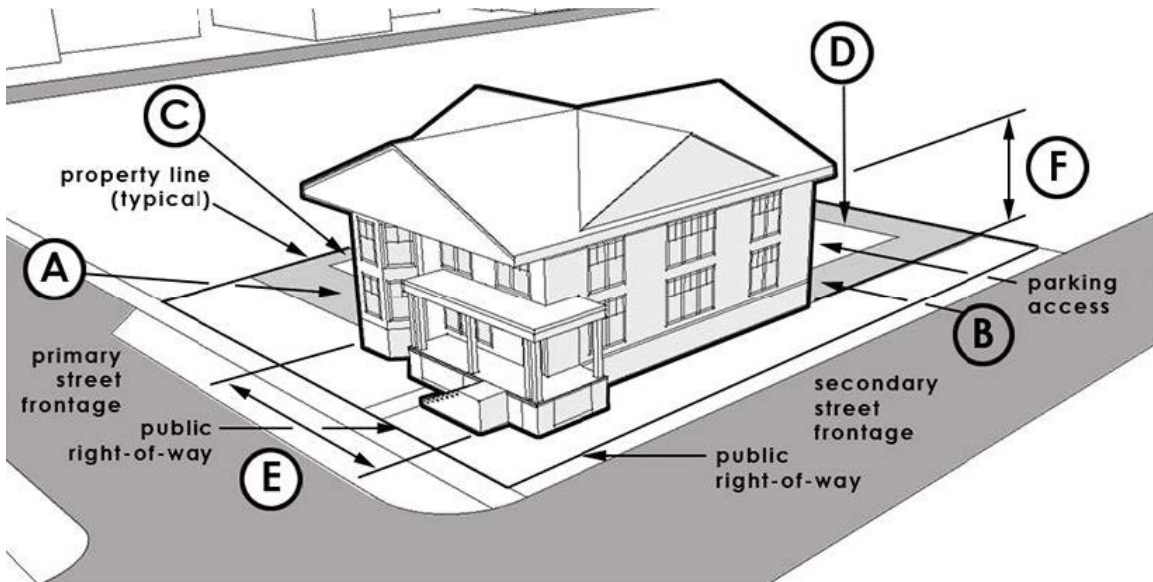
(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-548.1. Building placement and configuration T-4.1.

Elevated Building Placement



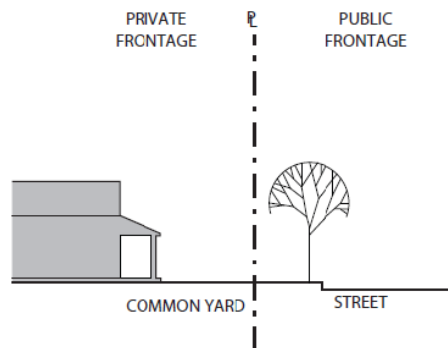
Building Placement on Lot



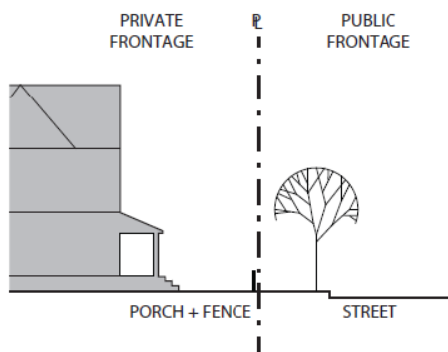
| PRINCIPAL BUILDING PLACEMENT: | | |
|--|---|-----|
| Front Setback, Principal: | 15 ft. Min. 25 ft. Max. | (A) |
| (Corner Lot) Front Setback, Secondary: | 15 ft. Min., 25 ft. Max | (B) |
| Side Setback: | 5 ft. Min. | (C) |
| Rear Setback: | 10 ft. Min. | (D) |
| Building Lot Coverage: | 60% Max. | |
| Useable Open Space: | 20% Min. | |
| Frontage Build-Out: | 40% Min. (along Front Setback, Primary) | |
| Lot Width: | 24 ft. Min, 120 ft. Max | |
| PRINCIPAL BUILDING CONFIGURATION: | | |
| Building Width: | 14 ft. Min., 64 ft. Max. | (E) |
| Building Height Minimum: | 2 Story Min. | (F) |
| Building Height Maximum: | 2 Story Max. (excluding attic story) | (F) |

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-548.2. Building frontages types T-4.1.



Common Yard



Porch Yard

| | |
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| BUILDING FRONTAGE TYPES: | Common Yard; Porch Yard |
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| BUILDING ENTRIES: | Primary entry door is encouraged along ground story facade facing a primary street. |
| BUILDING ENVELOPE ARTICULATION: | |
| Ground Story Building Frontage Facade: | Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story facade frontage. |
| Upper Story Building Frontage Facades: | Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story facade frontage. |
| Ground Story Finished Floor Elevation: | The ground story shall be a minimum of 2 feet and 6 feet maximum above the front yard elevation (average grade). |
| Frontage Facade Wall: | Blank lengths of wall exceeding 10 linear feet are prohibited. |

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-548.3. External elements T-4.1.

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|--------------------------------|---|
| Front Yard Fence: | A front yard fence a minimum of 2 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. Chain link, vinyl, split rail, or barbed wire is not allowed. |
| Front Yard Fence/Wall Opening: | A vehicle entry way, as part of a front fence/wall, shall be a maximum width of 20 feet; a pedestrian entry way shall be a maximum width of 6 feet. |
| Building Projections: | No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops and other architectural features shall encroach beyond the minimum or maximum front setback line. |
| Porch & Stoop Encroachments: | Porches & Stoops may encroach upon the minimum front setback line by the following distances: Front Setback, Principal Frontage 10 ft. maximum. Front Setback, Secondary Frontage 10 ft. maximum. |
| Garages: | Detached garages shall be located a minimum of 20 feet from any street right-of-way. |
| Driveways: | Driveways are encouraged to be on the secondary street frontage. Driveways shall be paved and a minimum of 8 feet wide and a maximum of 20 feet wide. |
| Parking: | <u>Residential</u> - Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right-of-way or sidewalk. <u>Commercial</u> - Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or |

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| | 40% of the lot width. Screening and/or street wall is required for parking areas along a street. |
| Accessory Structures: | Accessory structures shall be located a minimum of 20 feet from any street right-of-way and 5 feet from either side or rear property line. |
| Landscaping: | Landscaping is encouraged but shall not extend into any sidewalk or travel way. Street trees are encouraged. |
| Foundation Planting: | Foundation plantings are encouraged but should be pruned and maintained with enough clearance from the building facade to encourage air circulation. |

(Ord. No. 04-03072016, 5-16-2016; Ord. No. 11-03012021, § 65, 3-15-2021)

Sec. 60.549. **Traditional Neighborhood T-4.2B.**

Illustrative View of T-4.2B (Spring Street)



Intent and Purpose:

Traditional Neighborhood (T-4.2B)

The Traditional Downtown Neighborhood district is characterized by a small to medium sized buildings with smaller front yards and stoops in a more compact urban environment, and includes and traditional neighborhood

sized storefronts. The smaller minimum and maximum building set-backs form a moderately dense street-wall pattern, diverse architectural styles and pedestrian friendly streets and sidewalks.



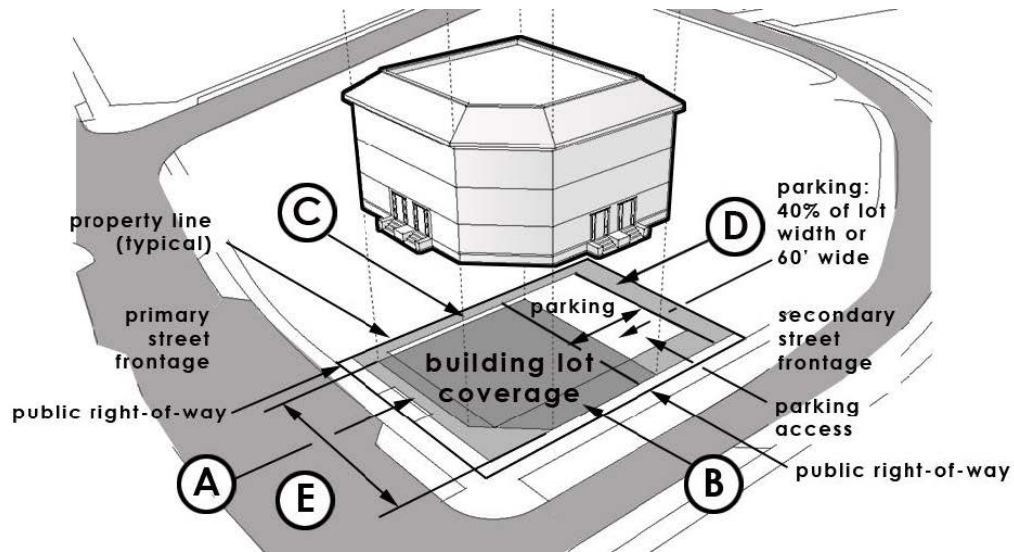


Characteristic Features

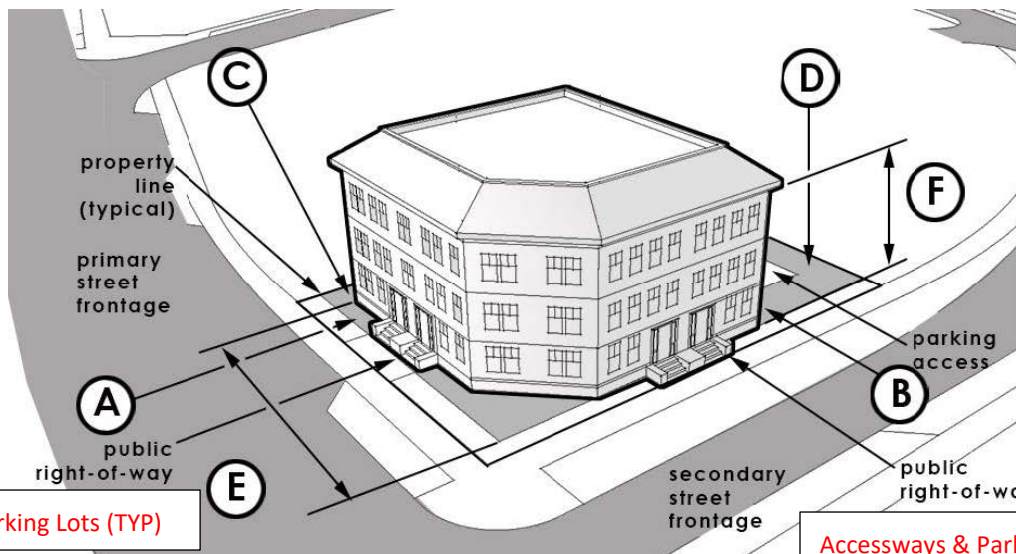
- More public and private realm interaction
- Front facade detailing
- Small front yards
- Bay windows
- Neighborhood scaled storefronts with large windows
- Frontage Fences
- Street Trees
- Moderate densities

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-549.1. Building placement and configuration **T-4.2B.**



Elevated Building Placement



Building Placement on Lot

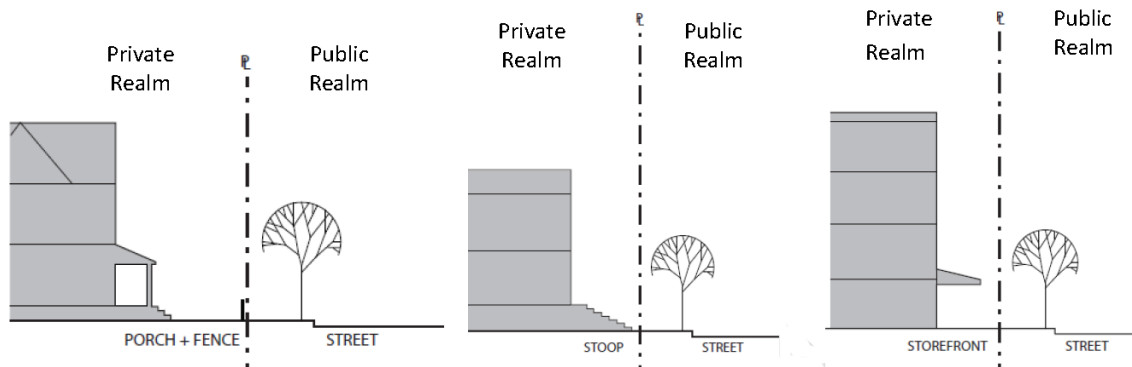
Accessways & Parking Lots (TYP)

Accessways & Parking Lots (TYP)

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| PRINCIPAL BUILDING PLACEMENT: | | |
| Front Setback, Principal: | 5 ft. Min/, 15 ft. Max | (A) |
| (Corner Lot) Front Setback, Secondary: | 5 ft. Min., 15 ft. Max. | (B) |
| Side Setback: | 5 ft. Min. | (C) |
| Rear Setback: | 10 ft. Min. | (D) |
| Building Lot Coverage: | 70% Max. | |
| Useable Open Space: | 10% Min. | |
| Frontage Build-Out: | 60% Min (along Front Setback, Primary) | |
| Lot Width: | 24 ft. Min, 120 ft. Max. | |
| PRINCIPAL BUILDING CONFIGURATION: | | |
| Building Width: | 14 ft. Min., 110 ft. Max. | (E) |
| Building Height Minimum: | 1 Story Min. | (F) |
| Building Height Maximum: | 3 Story Max. | (F) (excluding attic story) |

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60.549.2. Building frontages **T-4.2B.**



Common or Porch Yard Stoop Yard Frontage Storefront Type

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| BUILDING FRONTAGE TYPES: | Common Yard; Porch Yard, Stoop and Storefront |
| BUILDING ENTRIES: | Primary entry door is encouraged along ground story facade facing a primary street. |
| BUILDING ENVELOPE ARTICULATION: | |
| Ground Story Building Frontage Facade: | <u>Residential</u> - Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story frontage facade. <u>Commercial</u> - Windows and doors shall comprise a minimum of 40% and maximum of 90% coverage of the total ground story frontage facade. |
| Upper Story Building Frontage Facade: | Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story building frontage facade. |

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| Ground Story Finished Floor Elevation: | <u>Residential</u> - The ground story elevation must be a minimum of 2 feet minimum and 6 feet maximum above the front yard elevation (average grade). <u>Commercial</u> - The ground story elevation must be at a minimum of sidewalk grade to maximum of 2 feet. |
| Frontage Facade Wall: | Blank lengths of wall exceeding 10 linear feet are prohibited. |

(Ord. No. 04-03072016, 5-16-2016; Ord. No. 11-03012021, § 66, 3-15-2021)

Sec. 60-549.3. External elements **T-4.2B.**

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| Front Yard Fence: | <u>Residential</u> - A front yard fence a minimum of 2 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. No chain link, vinyl, split rail, or barbed wire is allowed |
| Front Yard Fence/Wall Opening: | A vehicle entry way, as part of a front fence/wall, shall be a maximum width of 20 feet; a pedestrian entry way shall be a maximum width of 6 feet. |
| Building Projections: | No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops and other architectural features shall encroach beyond the minimum front setback line. |
| Porch & Stoop Encroachments: | Porches & Stoops may encroach upon the minimum front setback line by the following distances: Front Setback, Principal Frontage 5 ft. maximum. Front Setback, Secondary Frontage 5 ft. maximum. |
| Garages: | Detached garages shall be located a minimum of 20 feet from any street right-of-way. |
| Driveways: | Driveways are encouraged to be on the secondary street frontage. Driveways shall be paved and a minimum of 8 feet wide and a maximum of 20 feet wide. |
| Parking: | <u>Residential</u> - Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right-of-way or sidewalk. <u>Commercial</u> - Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street. |
| Accessory Structures: | Accessory structures shall be located a minimum of 20 feet from any street right-of-way and 5 feet from either side or rear property line. |
| Landscaping: | Landscaping is encouraged but shall not extend into any street right-of-way or sidewalk. Street trees are encouraged. |
| Foundation Planting: | Foundation plantings are encouraged but should be pruned and maintained with enough clearance from the building facade to encourage air circulation. |

Sec. 60.549. Traditional Downtown Neighborhood T-4.2.

Illustrative View of T-4.2 (Spring Street)



**Intent and Purpose:
Traditional Downtown Neighborhood (T-4.2)**

The Traditional Downtown Neighborhood district is characterized by a small to medium sized buildings with smaller front yards and stoops in a more compact urban environment, and includes and traditional neighborhood sized storefronts. The smaller minimum and maximum building set-backs form a moderately dense street-wall pattern, diverse architectural styles and pedestrian friendly streets and sidewalks.



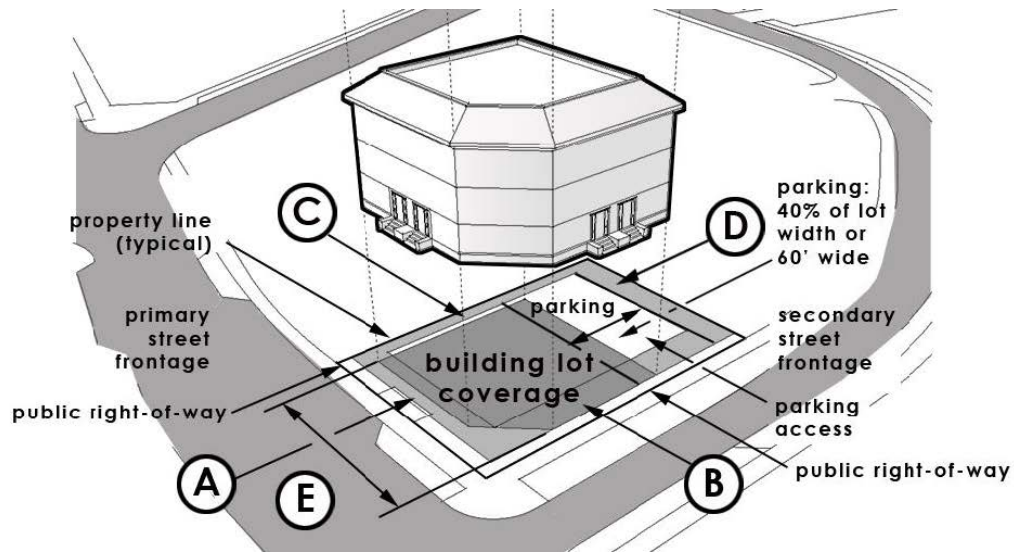


Characteristic Features

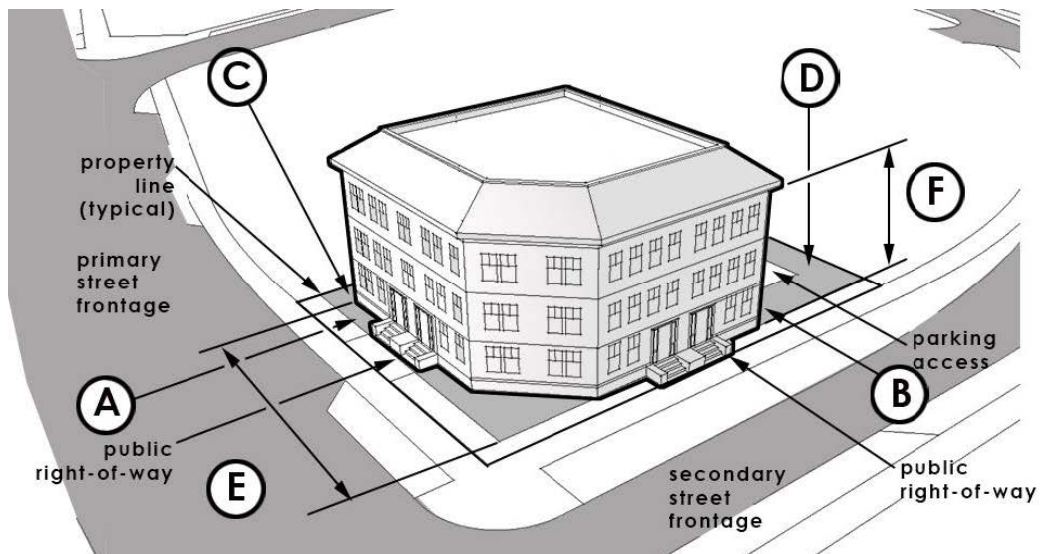
- More public and private realm interaction
- Front facade detailing
- Small front yards
- Bay windows
- Neighborhood scaled storefronts with large windows
- Frontage Fences
- Street Trees
- Moderate densities

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-549.1. Building placement and configuration T-4.2.



Elevated Building Placement

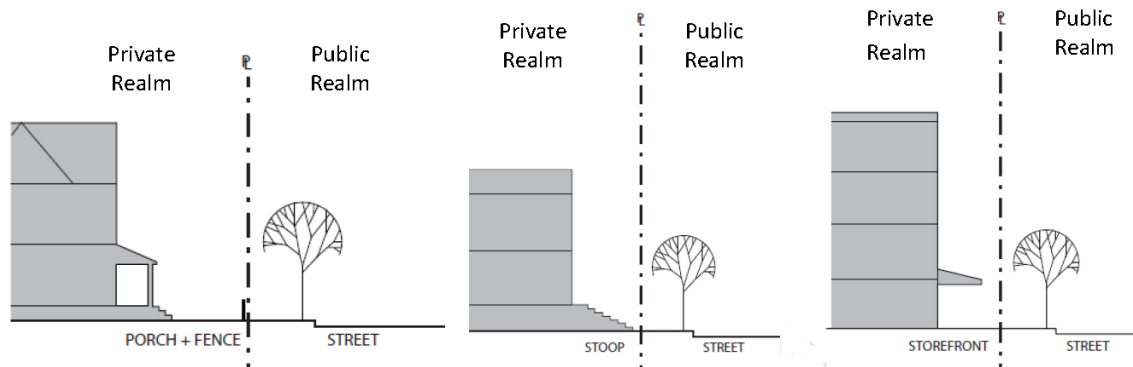


Building Placement on Lot

| | | |
|--|--|-----------------------------|
| PRINCIPAL BUILDING PLACEMENT: | | |
| Front Setback, Principal: | 5 ft. Min/, 15 ft. Max | (A) |
| (Corner Lot) Front Setback, Secondary: | 5 ft. Min., 15 ft. Max. | (B) |
| Side Setback: | 5 ft. Min. | (C) |
| Rear Setback: | 10 ft. Min. | (D) |
| Building Lot Coverage: | 70% Max. | |
| Useable Open Space: | 10% Min. | |
| Frontage Build-Out: | 60% Min (along Front Setback, Primary) | |
| Lot Width: | 24 ft. Min, 120 ft. Max. | |
| PRINCIPAL BUILDING CONFIGURATION: | | |
| Building Width: | 14 ft. Min., 110 ft. Max. | (E) |
| Building Height Minimum: | 1 Story Min. | (F) |
| Building Height Maximum: | 3 Story Max. | (F) (excluding attic story) |

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60.549.2. Building frontages T-4.2.



Common or Porch YardStoop Yard FrontageStorefront Type

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|--|--|
| BUILDING FRONTAGE TYPES: | Common Yard; Porch Yard, Stoop and Storefront |
| BUILDING ENTRIES: | Primary entry door is encouraged along ground story facade facing a primary street. |
| BUILDING ENVELOPE ARTICULATION: | |
| Ground Story Building Frontage Facade: | <u>Residential</u> - Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story frontage facade. <u>Commercial</u> - Windows and doors shall comprise a minimum of 40% and maximum of 90% coverage of the total ground story frontage facade. |
| Upper Story Building Frontage Facade: | Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story building frontage facade. |

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| Ground Story Finished Floor Elevation: | <u>Residential</u> - The ground story elevation must be a minimum of 2 feet minimum and 6 feet maximum above the front yard elevation (average grade). <u>Commercial</u> - The ground story elevation must be at a minimum of sidewalk grade to maximum of 2 feet. |
| Frontage Facade Wall: | Blank lengths of wall exceeding 10 linear feet are prohibited. |

(Ord. No. 04-03072016, 5-16-2016; Ord. No. 11-03012021, § 66, 3-15-2021)

Sec. 60-549.3. External elements T-4.2.

| | |
|--------------------------------|--|
| Front Yard Fence: | <u>Residential</u> - A front yard fence a minimum of 2 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. No chain link, vinyl, split rail, or barbed wire is allowed |
| Front Yard Fence/Wall Opening: | A vehicle entry way, as part of a front fence/wall, shall be a maximum width of 20 feet; a pedestrian entry way shall be a maximum width of 6 feet. |
| Building Projections: | No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops and other architectural features shall encroach beyond the minimum front setback line. |
| Porch & Stoop Encroachments: | Porches & Stoops may encroach upon the minimum front setback line by the following distances: Front Setback, Principal Frontage 5 ft. maximum. Front Setback, Secondary Frontage 5 ft. maximum. |
| Garages: | Detached garages shall be located a minimum of 20 feet from any street right-of-way. |
| Driveways: | Driveways are encouraged to be on the secondary street frontage. Driveways shall be paved and a minimum of 8 feet wide and a maximum of 20 feet wide. |
| Parking: | <u>Residential</u> - Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right-of-way or sidewalk. <u>Commercial</u> - Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street. |
| Accessory Structures: | Accessory structures shall be located a minimum of 20 feet from any street right-of-way and 5 feet from either side or rear property line. |
| Landscaping: | Landscaping is encouraged but shall not extend into any street right-of-way or sidewalk. Street trees are encouraged. |
| Foundation Planting: | Foundation plantings are encouraged but should be pruned and maintained with enough clearance from the building facade to encourage air circulation. |

Sec. 60-550. Downtown Traditional Center T-5.1.



Illustrative View of T-5.1 (Future Great Falls Plaza)

**Intent and Purpose:
Downtown Traditional Center (T-5.1)**

The Downtown Traditional Center zone is characterized by medium to larger sized buildings in a compact urban environment that generates an active street life. There is interplay between the Public Realm of the busy street and sidewalk, and the Private Realm of the residential stoops, commercial storefronts and gallery building fronts. The increased building widths form a more solid and compact street wall pattern, generating an energized traditional downtown feel.





Key Features

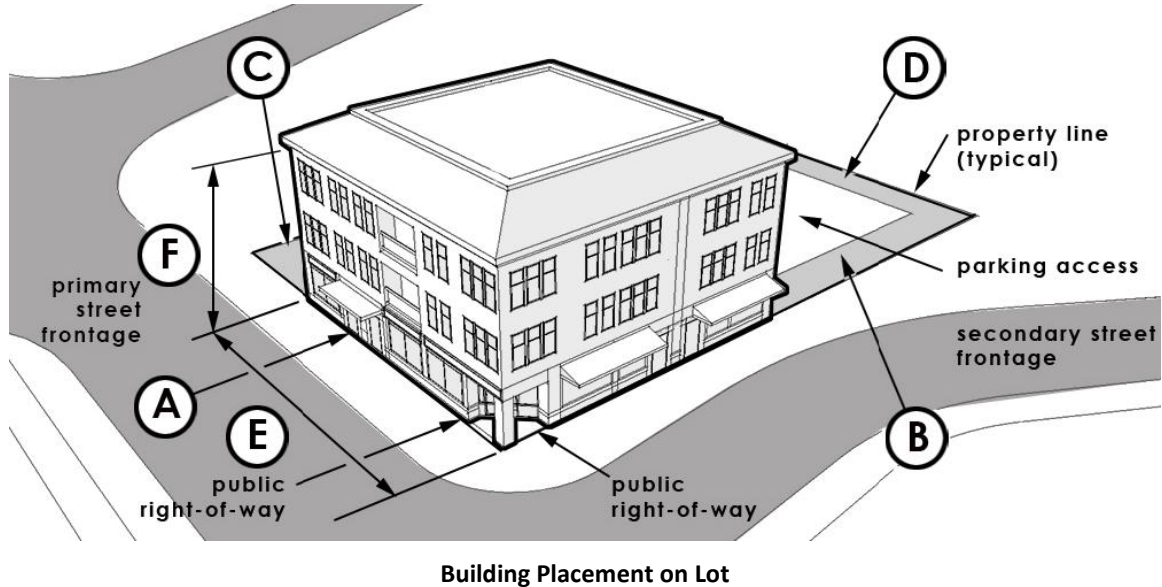
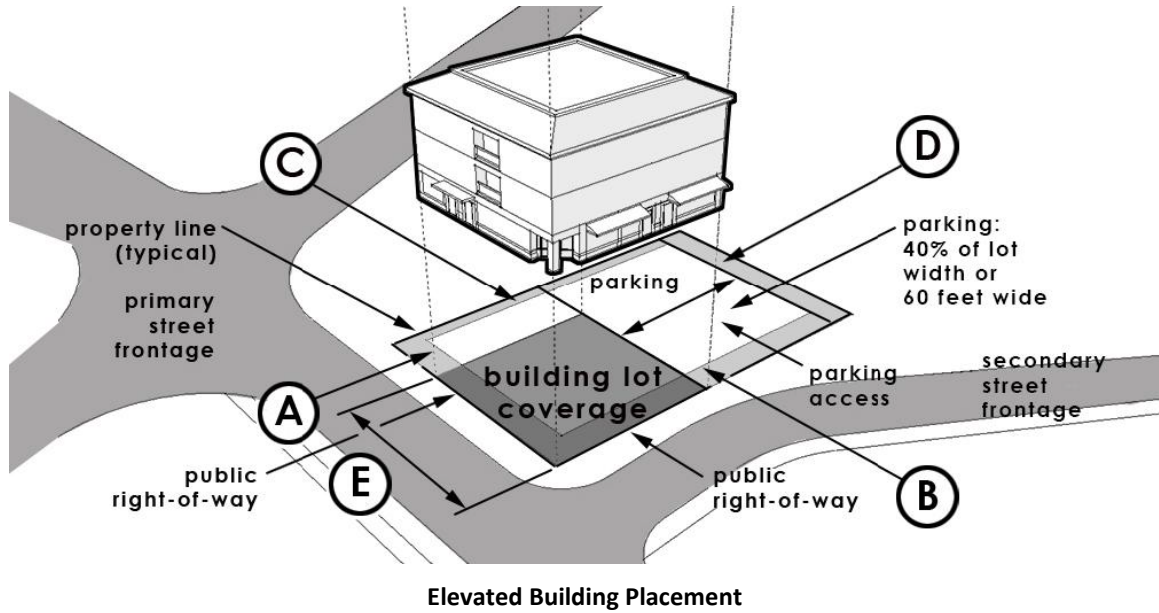
- Vibrant and active interaction between public and private realms
- Larger buildings
- Front facade detailing
- Bay windows
- Balconies
- Street trees
- More urban density



Examples of Downtown Traditional Center T-5.1

(Ord. No. 04-03072016, 5-16-2016)

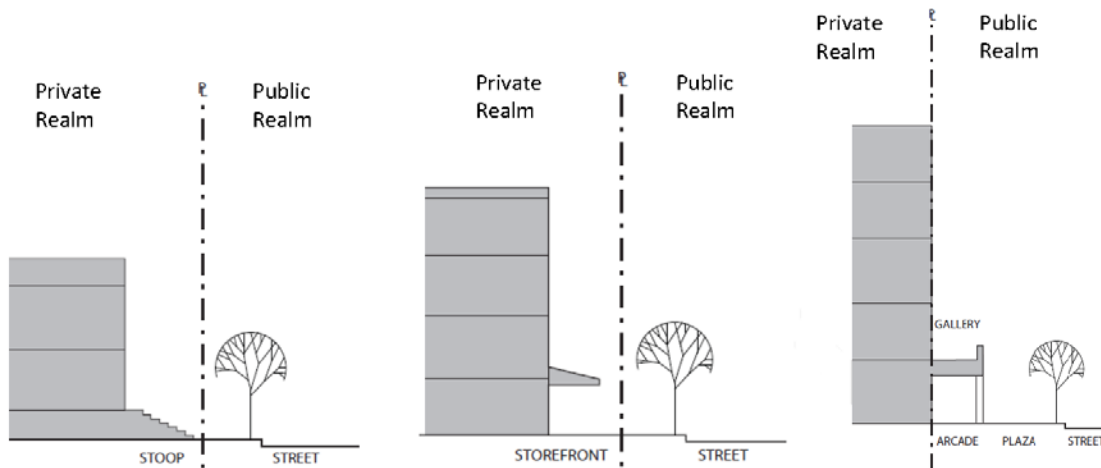
Sec. 60-550.1. Building placement and configuration T-5.1.



| | | |
|--|---|-----|
| PRINCIPAL BUILDING PLACEMENT: | | |
| Front Setback, Principal: | 0 ft. Min., 10 ft. Max. | (A) |
| (Corner Lot) Front Setback, Secondary: | 0 ft. Min., 10 ft. Max. | (B) |
| Side Setback: | 0*—5 ft. Min. | (C) |
| | *Subject to Building Permit Approval | |
| Rear Setback: | 10 ft. Min. | (D) |
| Building Lot Coverage: | 75% Max. | |
| Useable Open Space: | 5% Min. | |
| Frontage Build-Out: | 75% Min. along Front Setback, Primary | |
| Lot Width: | 24 ft. Min, 160 ft.Max. | |
| PRINCIPAL BUILDING CONFIGURATION: | | |
| Building Width: | 14 ft. Min., 150 ft. Max. | (E) |
| Building Height Minimum: | 2 Story Min. (F) | |
| Building Height Maximum: | 4 Story Max. (excluding attic story) | (F) |

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-550.2. Building frontages T-5.1.



Stoop Frontage YardStorefront Frontage Gallery Frontage

| | |
|--|---|
| BUILDING FRONTAGE TYPES: | Stoop, Storefront and Gallery |
| BUILDING ENTRIES: | Primary entry door is encouraged along ground story facade facing a primary street. |
| BUILDING ENVELOPE ARTICULATION: | |
| Ground Story Building Frontage Facade: | Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story facade frontage. |
| Upper Story Building Frontage Facade: | Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story facade frontage. |

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|--|---|
| Ground Story Finished Floor Elevation: | The ground story must be a minimum of 2 feet minimum and 6 feet maximum above the front yard elevation (average grade). |
| Front Facade Wall: | Blank lengths of wall exceeding 10 linear feet are prohibited. |

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-550.3. External elements T-5.1.

| | |
|------------------------------------|--|
| Front Yard Fence: (Residential) | <u>Residential</u> - A front yard fence a minimum of 2 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. No chain link, vinyl, split rail, or barbed wire is allowed. |
| Street Wall/Wall Opening: | A vehicle entry way, as part of a street wall, shall be a maximum width of 20 feet (residential) and 24 feet (commercial); a pedestrian entry way shall be a maximum width of 6 feet. |
| Building Projections: | No part of any building, except overhanging eaves, awnings, balconies, bay windows, and other architectural features shall encroach beyond the minimum front setback line. |
| Encroachments: | Stoops may encroach upon the front setback line by the following distances but not encroach in the street right-of-way. |
| Garages: | Detached garages shall be located a minimum of 20 feet from any street right-of-way. |
| Driveways: | Driveways are encouraged to be on the secondary street frontage. Driveways shall be paved and a minimum of 8 feet wide and a maximum of 20 feet wide. |
| Parking: | <u>Residential</u> - Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right-of-way or sidewalk. <u>Commercial</u> - Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street. |
| Accessory Structures: | Accessory structures shall be located a minimum of 20 feet from any street right-of-way and 5 feet from either side or rear property line. |
| Landscaping: | Landscaping is encouraged but shall not extend into any street sidewalk or travel way. Street trees are encouraged. |
| Foundation Planting: | Foundation plantings are encouraged but should be pruned and maintained with enough clearance from the building facade to encourage air circulation. |

(Ord. No. 04-03072016, 5-16-2016; Ord. No. 11-03012021, § 67, 3-15-2021)

Sec. 60-551. Downtown City Center T-5.2.



Illustrative View of T-5.2 (Court Street)

**Intent and Purpose:
Downtown City Center (T-5.2)**

The Downtown City Center district is characterized by medium to large sized buildings in a compact urban environment. This setting will generate social and cultural activity and events, economic stimulation and human interaction. The streets will be important transportation corridors with large sidewalks. The large residential and commercial building widths, frontages and building heights form a solid, compact street wall pattern. The Downtown Center will generate regional economic development activity along with energized social and lifestyle options.



Key Features

- Vibrant street life
- Front facade detailing
- Articulated storefront entrance
- Awnings for storefronts
- Balconies
- Wide sidewalks
- Street Trees
- Compact Urban Environment

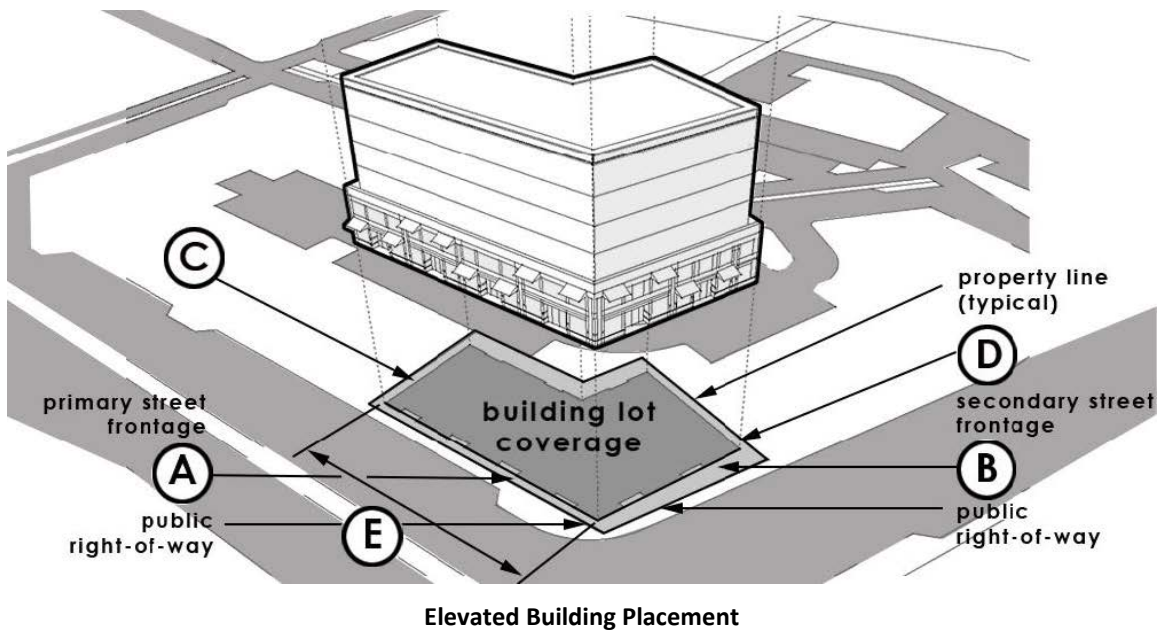


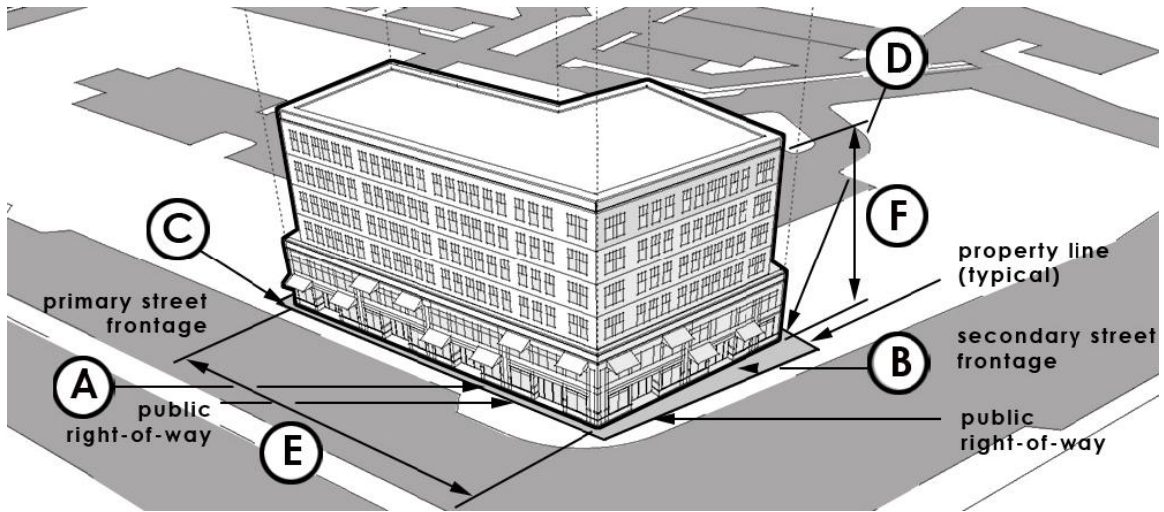


Examples of Downtown City Center - T-5.2

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-551.1. Building placement and configuration T-5.2.



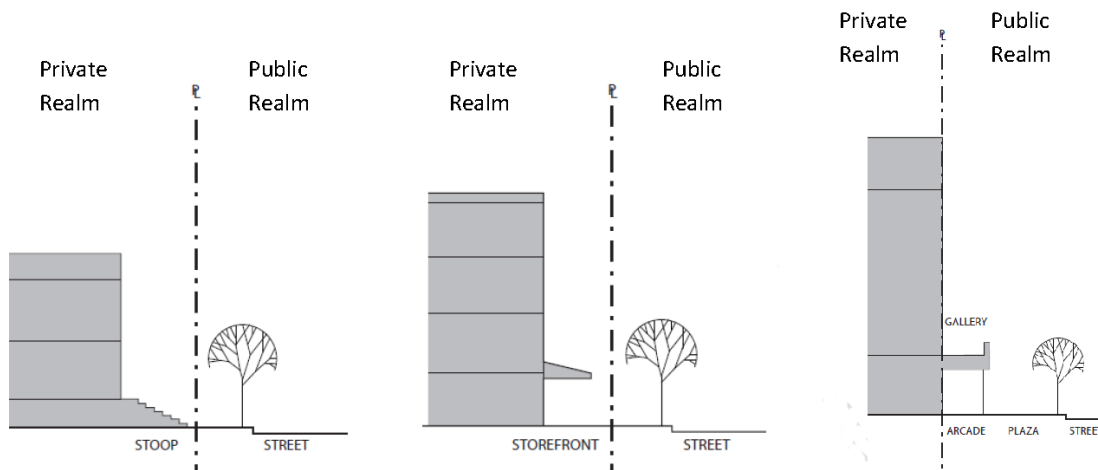


Building Placement on Lot

| | | |
|--|---|-----|
| PRINCIPAL BUILDING PLACEMENT: | | |
| Front Setback, Principal: | 0 ft. Min., 10 ft. Max | (A) |
| (Corner Lot) Front Setback, Secondary: | 0 ft. Min. 10 ft. Max. | (B) |
| Side Setback: | 0*—5 ft. Min. *Subject to Building Permit Approval | (C) |
| Rear Setback: | 10 ft. Min. | (D) |
| Building Lot Coverage: | 80% Max. | |
| Useable Open Space: | 5% Min. | |
| Frontage Build-Out: | 85% Min (along Front Setback, Primary) | |
| Lot Width: | 24 ft Min, 240 ft Max | |
| PRINCIPAL BUILDING CONFIGURATION: | | |
| Building Width: | 12 ft. Min., 230 ft. Max. | (E) |
| Building Height Minimum: | 2 Story Min. | (F) |
| Building Height Maximum: | 6 Story Max. (excluding attic story) | (F) |

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-551.2. Building frontages T-5.2.



Stoop Frontage YardStorefront FrontageGallery Frontage

| | |
|--|--|
| BUILDING FRONTAGE TYPES: | Stoop, Storefront and Gallery |
| BUILDING ENTRIES: | Primary entry door is encouraged along ground story facade facing a primary street. |
| BUILDING ENVELOPE ARTICULATION: | |
| Ground Story Building Frontage Facade: | <u>Residential:</u> Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story facade frontage. <u>Storefront:</u> Windows and doors shall comprise a |

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| | minimum 60% and maximum 90% coverage of the total ground story facade frontage. |
| Upper Story Building Frontage Facade: | Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story facade frontage. |
| Ground Story Finished Floor Elevation: | <u>Residential</u> : Ground story must be a minimum of 2 feet or 6 feet maximum above the average front yard elevation. <u>Storefront</u> : Ground story must be a minimum of at the average sidewalk elevation or a maximum of 2 feet above the front yard elevation. |
| Front Facade Wall: | Blank lengths of wall exceeding 15 linear feet are prohibited. |

(Ord. No. 04-03072016, 5-16-2016; Ord. No. 11-03012021, § 68, 3-15-2021)

Sec. 60-551.3. External elements T-5.2.

| | |
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| Front Yard Fence: (Residential) | A front yard fence a minimum of 3 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. |
| Front Yard Fence/Wall Opening: | A vehicle entry way, as part of a front fence/wall, shall be a maximum width of 20 feet; a pedestrian entry way shall be a maximum width of 6 feet. |
| Required Street Wall Height: | A street wall a minimum of 4 feet and maximum of 6 feet shall be required along the building line frontage that is not otherwise occupied by the principal building on the lot. The height of the street wall shall be measured from the adjacent public sidewalk or from the adjacent ground elevation once construction is complete. |
| Building Projections: | No part of any building, except overhanging eaves, awnings, balconies, bay windows, and other architectural features shall encroach beyond the minimum front setback line. |
| Stoop Encroachments: | Stoops may encroach upon the front setback line by the following distances but not encroach in the street right-of-way. |
| Parking: | <u>Residential</u> - Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right-of-way or sidewalk. <u>Commercial</u> - Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street. |

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| Landscaping: | Landscaping is encouraged but shall not extend into any street sidewalk or travel way. Street trees are encouraged. |
|--------------|---|

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-552. Great Falls Metropolitan T-6.



Illustrative View of T-6 (Turner Street)

Intent and Purpose: Great Falls Metropolitan (T-6)

The Great Falls Metropolitan zone is characterized by large buildings up to 8 stories tall that will define the City of Auburn's emerging downtown. A new central square, "Great Falls Square" will provide a downtown focal point and center for professional enterprise and commerce. The Great Falls Metropolitan urban form will generate strong regional socio-economic gravitational pull, attract corporate investment and become a regional destination for visitors, events, entertainment, shopping and social gatherings.



Key Features

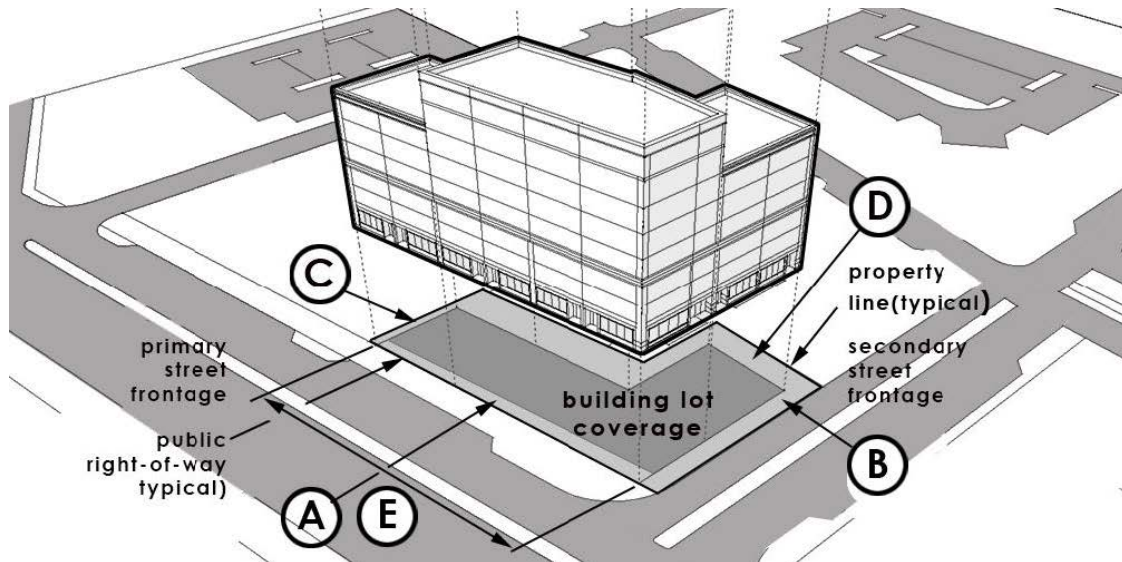
- High energy downtown center
- Balconies
- Articulated storefront entrances
- Awnings for storefronts
- Wide sidewalks
- Street trees
- Streetscape elements (benches, planters)
- Transportation hub
- High density



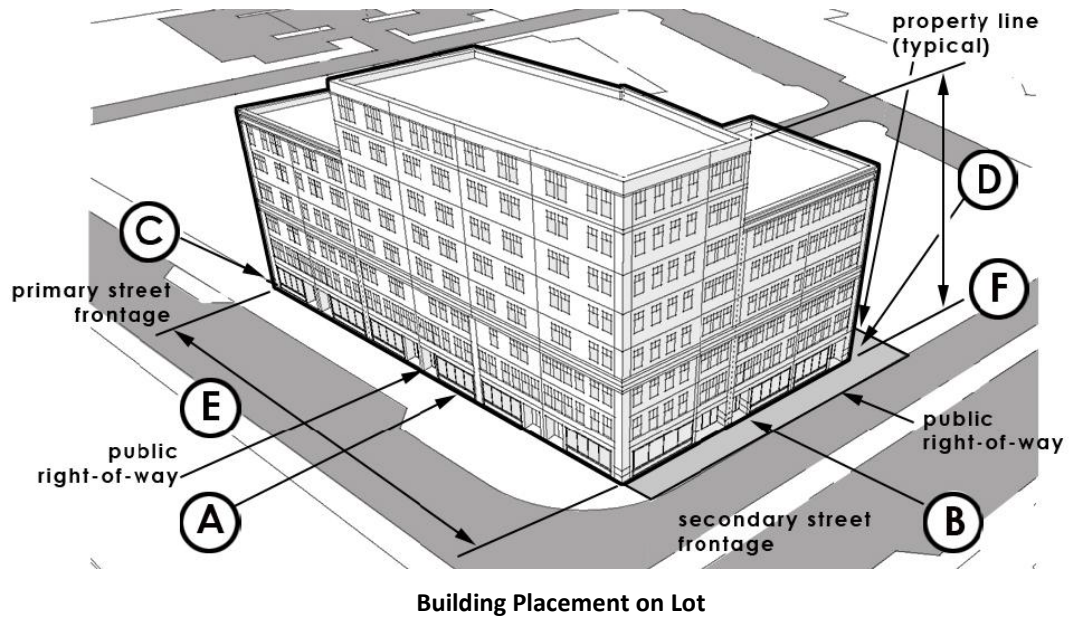
Examples of Great Falls Metropolitan T-6

(Ord. No. 04-03072016, 5-16-2016; Ord. No. 11-03012021, § 69, 3-15-2021)

Sec. 60-552.1. Building placement and configuration T-6.



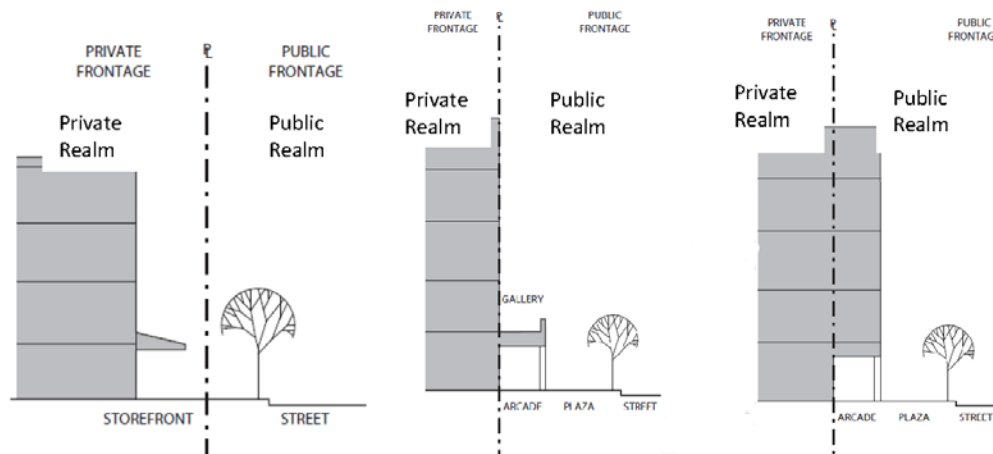
Elevated Building Placement



| | | |
|--|---|-----|
| PRINCIPAL BUILDING PLACEMENT: | | |
| Front Setback, Principal: | 0 ft. Min., 10 ft. Max. | (A) |
| (Corner Lot) Front Setback, Secondary: | 0 ft. Min., 10 ft. Max. | (B) |
| Side Setback: | 0*—5 ft. Min. *Subject to Building Permit Approval | (C) |
| Rear Setback: | 10 ft. Min. | (D) |
| Building Lot Coverage: | 90% Max. | |
| Useable Open Space: | 5% Min. | |
| Frontage Build-Out: | 90% Min. (along Front Setback, Primary) | |
| Lot Width: | 24 ft. Min, 240 ft. Max | |
| PRINCIPAL BUILDING CONFIGURATION: | | |
| Building Width: | 14 ft. Min, 230 ft. Max. | (E) |
| Building Height Minimum: | 4 Story Min. | (F) |
| Building Height Maximum: | 8 Story Max. (excluding attic story) | (F) |

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-552.2. Building frontages T-6.



Storefront Frontage Gallery Frontage Arcade Frontage

| | |
|--|--|
| BUILDING FRONTAGE TYPES: | Storefront, Gallery and Arcade |
| BUILDING ENTRIES: | Primary entry door is encouraged along ground story facade facing a primary street. |
| BUILDING ENVELOPE ARTICULATION: | |
| Ground Story Building Frontage Facade: | Windows and doors shall comprise a minimum 60% and maximum 90% coverage of the total ground story facade frontage. |

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| Upper Story Building Frontage Facade: | Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story facade frontage. |
| Ground Story Finished Floor Elevation | Must be a minimum of the average sidewalk elevation and maximum of 2 feet. |
| Front Facade Wall: | Blank lengths of wall exceeding 15 linear feet are prohibited. Architectural jogs of up to 18 inches in depth are permitted. |

(Ord. No. 04-03072016, 5-16-2016; Ord. No. 11-03012021, § 70, 3-15-2021)

Sec. 60-552.3. External elements T-6.

| | |
|------------------------------|--|
| Street Wall Opening: | A vehicle entry way, as part of a front fence/wall, shall be a maximum width of 18 feet; a pedestrian entry way shall be a maximum width of 6 feet. |
| Required Street Wall Height: | A street wall a minimum of 4 feet and maximum of 6 feet shall be required along the building line frontage that is not otherwise occupied by the principal building on the lot. The height of the street wall shall be measured from the adjacent public sidewalk or from the adjacent ground elevation once construction is complete. |
| Building Projections: | No part of any building, except overhanging eaves, awnings, balconies, bay windows, and other architectural features shall encroach beyond the minimum front setback line. |
| Stoop Encroachments: | Stoops may encroach upon the front setback line by the following distances but not encroach in the street right-of-way. |
| Parking: | <u>Residential</u> - Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right-of-way or sidewalk. <u>Commercial</u> - Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street. |
| Landscaping: | Landscaping is encouraged but shall not extend into any street sidewalk or travel way. Street trees are encouraged. |

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-553. Intent.

The conservation/open space district is reserved for natural resource and compatible open space uses such as agriculture and forestry, low-intensity recreation, facilities that provide water access and similar low impact uses. Uses that involve significant development or impervious surfaces should not be allowed in this district. Uses such as utility lines and roads may be located within the district if there is no practical alternative.

(Ord. No. 30-06212021, 7-19-2021)

Sec. 60-554. Form based code use and parking matrix.

| | |
|-------------|----------------------------------|
| Key: | |
| S = | Special exception |
| P = | Permitted |
| X = | Prohibited |
| sp = | Parking space |
| sf = | Square foot of gross floor space |
| DU | Dwelling unit |
| = | |

| USE(1) | T- 4.1 | T- 4.2B (4,5) | T- 4.2 | T- 5.1 | T- 5.2 | T-6 | PARKING REQUIREMENTS (2) |
|---|-----------|---------------------|-----------|-----------|-----------|-----|-------------------------------------|
| Residential Type Use | | | | | | | |
| Single Family | P | P | P | P | | | 1 sp/DU |
| Duplex | P | P | P | P | P | P | 1 sp/DU |
| Townhouse | P | P | P | P | P | P | 1 sp/DU |
| Multi-Family | P | P | P | P | P | P | 1 sp/DU plus 1 guest space/4 DU |
| Bed & Breakfast < 4 Rooms | S | S | P | P | P | P | 1 sp/employee plus 1 sp/guest |
| Bed & Breakfast > 4 Rooms | S | S | S | P | P | P | 1 sp/employee plus 1 sp/guest |
| Hotel | X | X | X | S | S | P | ½ sp/employee plus 1 sp/room |
| Elderly/Child Care Facility | S | S | S | S | S | P | ½ sp/employee plus 1 sp/ 8 users |
| Home Occupation | P | P | P | P | P | P | Based on Use Type (Ch. 60, Art. IX) |
| Community Based Residential Facilities | P | S | P | P | P | P | 1 sp/employee plus 1 sp/client |
| Boarding House/ Lodginghouse | P | S | P | P | S | X | 1 sp/guestroom plus |
| | | | | | | | 1 sp/employee |
| Office/Service Type Use | | | | | | | |
| Professional Offices | S | S | S | P | P | P | None |
| Medical and Dental Clinics | S | S | S | P | P | P | None |
| Personal Services | S | S | | P | P | P | None |
| Retail Type Use | | | | | | | |

| | | | | | | | |
|--|---|---|---|---|---|---|------|
| General Retail | S | S | S | P | P | P | None |
| Age Restricted Retail (3) | S | X | S | S | S | S | None |
| Specialty Shops | S | P | P | P | P | P | None |
| Restaurant up to 30 seats w/16 outdoor | X | S | S | P | P | P | None |
| Restaurant over 30 seats w/16 outdoor | | X | S | S | P | P | None |
| Halls, Private Clubs, Indoor Amusement | S | S | S | S | P | P | None |
| Artist Studios, Performing Art Center | S | | S | P | P | P | None |
| Civic | | | | | | | |
| Church or Places of Worship | S | S | S | P | P | P | None |
| Government Offices | X | S | X | P | P | P | None |
| Art Galleries | S | P | P | P | P | P | None |
| Transportation Facilities | X | X | X | S | S | S | None |
| Adaptive Reuse of Structures of Community Significance | S | S | S | S | S | S | None |

Notes:

- (1) Uses not listed are considered prohibited unless deemed similar by the director of planning or by the planning board through a special exception approval.
- (2) *Parking requirements in T-4.1 T-4.2, T-4.2B, T-5.1, T-5.2 and T-6 may be provided by the municipality or private parking resources within 500 feet of the principal building, subject to planning board approval.
- (3) Where more than 50 percent of floor space is devoted to age restricted goods. This may include licensed adult use or medical marijuana stores.
- (4) Office, Service and Retail uses limited to 1,500 SF footprint and must have an upper floor residential unit, with drive- through access not allowed.
- (5) Density of 14 dwelling units per net acre, unless special exception, subject to planning board approval.

(Ord. No. 04-03072016, 5-16-2016; Ord. No. 05-04032017, § 2, 4-24-2017; Ord. No. 07-05202019, 6-3-2019; Ord. No. 29-06212021, 7-19-2021)

Subdivision II. Form Based Code Administration

Sec. 60-555. Form based code administration.

Form based code relation to zoning ordinance:

- (1) The form based code shall regulate areas designated as form based code districts.
- (2) All buildings and land uses located within a form based code district shall comply with section 60-33 et seq. (General Provisions) unless specifically stated otherwise in sections 60-546 to 60-558 of the form based code.

-
- (3) Site plan/special exception. Any project located within a form based code district that requires special exception or site plan review shall comply with section 60-45.

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-556. Form based code plan types.

(a) *Administrative types.*

- (1) *By right.* No permits are required for projects such as normal maintenance or for new structures under 200 square feet.
- (2) *Minor administrative.* Projects that require permits and comply with all form based code or zoning regulations, may be approved and permitted by the appropriate city departmental staff and will not require multiple departmental or planning board approval. These projects can be applied for at any time.
- (3) *Major administrative.* Projects that do not qualify as a Subdivision. Special exception or site plan review type plans and comply with all form based code or zoning regulations, but due to multiple issues, will require review by the multiple city departmental staff.

(b) *Discretionary type plans.* The following plan types shall require review and action by the planning board.

- (1) Subdivisions of three or more lots over a five-year period or a project creating more than three dwelling units. (Subdivision Review).
- (2) Any project listed as special exception or "S" in section 60-554, Use and Parking Matrix Chart. (Special Exception and Site Plan Review).
- (3) Any project within the form based code district proposing a total of 12,000 square feet of new construction, all floors included. (Special Exception and Site Plan Review).
- (4) Any amendment to an existing discretionary plan that increases existing square footage more than 25 percent.
- (5) Any project located within the form based code district area that seeks a waiver from the adopted form based code regulating development standards shall submit a complete Special Exception and Site Plan Review application for Planning Board review and action.

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-557. Applicability.

- (a) Any minor, major administrative type plan and/or discretionary plan, as defined in section 60-556, located within a form based code district, shall be required to submit a development review application prior to any issuance of building permits or development activity.
- (b) Any development activity on or within property located with the form based code district shall be reviewed for compliance with applicable form based code or zoning ordinance regulations.

(Ord. No. 04-03072016, 5-16-2016)

Sec. 60-558. Form based code development application procedure.

(a) *Administrative type plan application process.*

-
- (1) Applicant identifies the subject property's zoning/transect district and determines what plan type the project is.
 - (2) Applicant reviews the project's compliance for form based code development standards, sections 60-548 through 60-552; including all sections on purpose, building placement and configuration, building frontages, external elements, lot layout, the Parking and Use Matrix Chart and administration; along with any other applicable zoning ordinance Regulations.
 - (3) Pre-development consultation. All administrative type plan applicants are encouraged to contact the Auburn Planning Office for a pre-development consultation to confirm the property's form based code or zoning district and discuss the form based code requirements and related zoning and/or other regulatory items. Failure to consult with the planning office may result in the delay of acceptance, review and approval of the application.
 - (4) Any minor or major administrative plan or discretionary plan applicant in a form based code district shall complete and submit a cover letter describing the project, a development review application, a form based code development checklist and the appropriate application fee and number of applications to the planning office.
 - (5) All form based code applications will be reviewed by the planning staff for completeness and applicant will be notified within five working days if the plan is deemed complete and whether the plan is administrative or discretionary. The applicant is responsible for working with the planning staff to correct any deficiencies needed to be accepted for further review.
 - (6) Type 2 and 3 administrative plans will be reviewed by the appropriate city departmental staff or other relevant agencies who will recommend approving, disapproving or postponing to allow for time to correct the application. The director of planning will notify the applicant of the decision in writing within 15 calendar days of its receipt of a completed application.
 - (7) The director of planning shall have the authority to require an administrative plan to be considered by the planning board and notify the applicant the justifications for doing so.
- (b) *Discretionary project application process.*
- (1) Applicant identifies subject property's zoning/transect and determines what plan type the project is.
 - (2) Applicant reviews the project's compliance for the applicable form based code development standards sections 60-548 through 60-552; including all sections on purpose, building placement and configuration, building frontages, external elements, lot layout, the Parking and Use Matrix Chart and administration; along with any other applicable zoning ordinance regulations.
 - (3) Pre-development consultation. All potential development and project applicants are encouraged to contact the Auburn Planning Office for a pre-development consultation to confirm the form based code or zoning regulations and discuss the form based code requirements and related zoning and/or other regulatory items. Failure to consult with the planning office may result in the delay of acceptance, review and approval of the application.
 - (4) Discretionary plan applicants will submit; a development review application, a form based code development checklist the appropriate application fee and number of applications to the planning office for review and consideration by the planning board according to their normal submission deadline and meeting schedule.
 - (5) Applications not meeting all the requirements of the form based code may include waiver as per section 60-1312 or variance requests as part of their application.
- (c) *Waiver requests.*

-
- (1) Any waiver request of form based code standards and requirements must identify what is regulation is being requested for the waiver and include a narrative explaining how the waiver, if approved, will allow the project to meet the purpose of the form based code and the objective of section 60-1277, site plan review.

(d) *Planning board approval.*

- (1) The planning board shall approve, approve with conditions, disapprove or postpone based on its review of the application meeting all existing requirements, conditions, criteria and provisions of special exception, site plan review. Subdivision law and any other relevant procedural requirement of Chapter 60, Zoning, as part of its consideration of a form based code application.
- (2) The planning board shall provide findings for approval or disapproval based on the application's meeting the purpose of the form based code.

(Ord. No. 04-03072016, 5-16-2016; Ord. No. 11-03012021, § 41, 3-15-2021)

Secs. 60-559—60-576. Reserved.