

## 2010 Comprehensive Plan References to Areas Proposed For the Form Based Code

The 2010 Comprehensive Plan made future development recommendations for the following areas, which has resulted in the proposed Form Based Code.

### Great Falls Development District (GFD) (pg. 91)

*Objective* – Allow for the continued redevelopment of the Great Falls area in accordance with the approved redevelopment master plan, while encouraging new development or modifications to existing buildings to occur in a manner that reflects key elements of the traditional downtown development pattern (see Figures 2.3 and 2.4). Where feasible, buildings should be located close to the street, and parking or vehicular drives should not be located between the building and the street. Development should foster the creation of a pedestrian-friendly environment similar to that of a traditional downtown.

*Allowed Uses* – A wide range of residential and nonresidential uses should be allowed in the Great Falls Development District. In general, the uses currently allowed in the Central Business Zone should continue to be allowed in this area, but automotive uses and highway business type uses should be prohibited.

*Development Standards* – In general, the current development standards for the Central Business (CB) Zone including the “Development Guidelines” that are part of the current CB zoning requirements should continue to apply, with the following adjustments for both new buildings and modifications to existing buildings:

- The front yard setback should be allowed to be reduced to zero to allow buildings to be located adjacent to the sidewalk.
- The area between a building and the street should be a pedestrian area if feasible.
- Vehicular facilities such as parking, access drives, and drive-thru facilities should not be allowed to be located between a building and the street if the building is located close to the street.
- A sidewalk or other pedestrian way should be required to be created from the sidewalk to the entrance of a building.

### Traditional Downtown Business District (DTB) (pg. 98)

*Objective* – Maintain the character and overall development pattern of the historic downtown area while allowing for the creative use, reuse and redevelopment of property within the district (see Figures 2.3 and 2.4).

*Allowed Uses* – The following general types of uses should be allowed within the Traditional Downtown Business District:

- small to moderate size retail uses

## 2010 Comprehensive Plan References to Areas Proposed For the Form Based Code

- personal and business services
- restaurants and cafes
- office uses including business and professional offices
- hotel, motels, inns, and bed & breakfast establishments
- fully enclosed light manufacturing
- community services and facilities
- recreational facilities
- a wide range of residential uses including housing on the upper floors of mixed-use buildings and senior housing

*Development Standards* – The development standards in the Traditional Downtown Business District should require that alterations to existing buildings and new buildings maintain the established pattern of development, including the placement of the building on the lot. Where there is an established pattern with respect to the front setback of buildings, a new or altered building should be required to conform to the established pattern. Any area between the front of the building and the street should be required to be used for pedestrian purposes, including outdoor spaces; vehicle use should be prohibited. Parking should be required to be located at the side or rear of the building, but the minimum parking requirement should be reduced, and new or redeveloped properties should be allowed to count the use of shared or public parking to meet the standard.

Residential development and redevelopment should be allowed at a maximum density of 18-24 units per acre, with a provision that small units or units for the elderly be treated as a fraction of a unit based on the size of the unit or the number of bedrooms in the unit. The reuse/reconfiguration of the space within existing buildings for residential purposes should be allowed without consideration of the density/lot size requirements, provided that the building will be renovated, be compatible with the neighborhood, and meet the City's requirements for residential units including the provision of appropriate parking and green space. Buildings with both residential and nonresidential uses should be allowed to consider shared parking to meet their parking requirements.

### **New Auburn Village Center District (NAVC) (pg. 96)**

*Objective* – Promote the upgrading and redevelopment of the traditional New Auburn Village Center District (see Figures 2.3 and 2.7). The district is intended to assure that development or redevelopment occurs in a manner that reinforces the historic village/urban pattern of development with a strong pedestrian orientation, buildings located close to the street, and parking located at the side or rear of the buildings. The focus of the City's land use regulations in this area should be on allowing property owners flexibility in the reuse and redevelopment of properties as long as the "village/urban character" is maintained.

*Allowed Uses* – The following general types of uses should be allowed within the Village Center District:

## 2010 Comprehensive Plan References to Areas Proposed For the Form Based Code

- small to moderate size retail uses
- personal and business services
- restaurants and cafes
- office uses including business and professional offices
- fully enclosed light manufacturing
- community services and facilities
- recreational facilities
- a wide range of residential uses including housing on the upper floors of mixed-use buildings and senior housing

Automotive-related uses, including vehicle repair and service stations, should not be allowed within this district. Drive-through services should be allowed, but only if they are located and designed in a manner that is compatible with a pedestrian-friendly, village environment.

*Development Standards* – The standards in the New Auburn Village Center District should allow property owners flexibility in the use and development/redevelopment of properties, as long as an urban/village pattern of development is maintained. Lot size and frontage requirements should be minimized or eliminated. Setback requirements should allow buildings to be located at the sidewalk line, and side setbacks should not be required. Any area between the front of the building and the street should be required to be used for pedestrian purposes, including outdoor spaces, and vehicle use should be prohibited. Parking should be required to be located at the side or rear of the building, but the minimum parking requirement should be reduced, and new or redeveloped properties should be allowed to count the use of shared or public parking to meet the standard.

To encourage mixed-use buildings and residential uses in the Village Center District, the maximum residential density should be 18-24 units per acre, with a provision that small units or units for the elderly be treated as a fraction of a unit based on the size of the unit or the number of bedrooms in the unit. Flexibility in providing residential parking should be provided for new or redeveloped properties that include residential uses on the upper floors.