



## **EXECUTIVE SUMMARY**

**TO:** Mayor & City Councilors

**FROM:** Norman McNickle, City Manager

**DATE:** April 4, 2016

**SUPPLEMENT TO:** CC-16-40 Form-Based Codes (FBC) Proposed Amendments

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Since the adoption of the Form-Based Codes in 2015, some issues have arisen in regards to curb radius, parking garage clearance height, parking reduction for shared/mixed uses, street/thoroughfare designs and lane widths, and the process to bring adjacent properties into the FBC area.

Applicable Codes that the FBC proposed amendments will be in compliance with are: International Building Code (2009 edition); International Fire Code (2009 edition); and the adopted City of Stillwater Design and Construction Standards.

The proposals are as follows:

- remove the curb radius standards, thus reflecting the adopted Design Standards that allow more flexibility in the size of the curb radius
- revise the parking garage clearance height (currently 8 feet) to reflect the minimum height requirement that is included in the adopted 2009 International Building Code ( 7 feet, 2 inches)
- revise the parking reduction criteria for shared/mixed uses to promote proper number of spaces
- revise the minimum lane width in order to conform with the adopted 2009 International Fire Code for fire apparatus access and conform with adopted City design standards.
- propose the process for bringing adjacent properties into the Form-Based Codes area.