



## Iowa City FBC Regulating Plan

### Form-Based Zones:

- T3 Neighborhood Edge (14-2H-2G)
- T3 Neighborhood General (14-2H-2H)
- T3 Neighborhood General-Open
- T4 Neighborhood Small (14-2H-2I)
- T4 Neighborhood Small-Open
- T4 Neighborhood Medium (14-2H-2J)
- T4 Neighborhood Medium-Open
- T4 Main Street (14-2H-2K)

- New Civic Space (14-2H-6)
- New Passage: 15' wide min (14-2H-6)  
May be removed if replaced by street.  
Required for blocks that exceed 700' in length.
- New Median
- Alley  
May be removed if block provided with street access (except in T4 Main Street).
- New Blocks  
May be reconfigured in their size and shape in compliance with Block Size standards.
- New Roundabout

*Identified intersections may be relocated up to 200' from their specified location in compliance with Block Size standards.*

- Existing Public Park/Open Space
- Proposed Boundary Adjustment  
To improve functionality of proposed block(s).  
May be re-configured to conform to the existing boundary if preferred.
- Trail/Wide Sidewalk  
Integrated into McCollister Blvd., Sycamore St., Gilbert St., and Lehman Rd.
- Existing Trunk/Sewer Line
- Plan Area Boundary

