Form-Based Code Organizing Principles

CNU XVI AUSTIN TEXAS — NEW URBANISM AND THE BOOMING METROPOLIS — APRIL 3 THROUGH 6, 2008

April 4, 2008

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Purpose of form-based codes:

To carry out a physical plan for a place

START WITH:
- an elegant urban design plan

GOAL:
- The most easily understood code that can carry out this plan

HOW?

HOW?

- Form-based codes are reinventing methods that local governments can use to regulate the scale, form, and intensity of land development.

- This is a fertile period of experimenting with new coding techniques

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Form-Based Codes

A Guide for Planners, Urban Designers, Municipalities, and Developers

Daniel G. Parolek, AIA • Karen Parolek • Paul C. Crawford, FAICP

Forewords by Elizabeth Plater-Zyberk and Stefanos Polyzoides

Building Type-Based

Santa Ana, California Downtown Renaissance Specific Plan

The Evolving Applications of FBCs | Organizing Principles

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Santa Ana, California Downtown Renaissance Specific Plan

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Street-Based Codes

Central Hercules Code: Hercules, California

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Street-Based Codes

Central Hercules Code: Hercules, California

The Evolving Applications of FBCs | Organizing Principles

Frontage-Based Codes

Columbia Pike FBC: Arlington, Virginia

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Frontage-Based Codes

Columbia Pike FBC: Arlington, Virginia

The Evolving Applications of FBCs | Organizing Principles

Transect-Based

Leander TOD SmartCode : Leander, TX

The Evolving Applications of FBCs | Organizing Principles

Transect-Based

TABLE 19 • TRANSECT ZONE SUMMARY

RURAL •••••••••••••• TRANSECT •••••••••••••• URBAN

T1 Natural | T2 Rural | T3 Sub-urban | T4 Neighborhood General | T5 Neighborhood Center | T6 Urban Core | SD Special District

The Evolving Applications of FBCs | Organizing Principles

Modified Transect-Based

Town Core (TC)
Neighborhood Center (NC)
Neighborhood Center Flex (NC-Flex)
Neighborhood General 3 (NG-3)
Neighborhood General Traditional 2 (NG-2)

Grass Valley Development Code Update: Grass Valley, California

The Evolving Applications of FBCs | Organizing Principles

Modified Transect-Based

Form-Based Code	T2 Rural	T3 Sub-Urban	T4 General Urban	T5 Urban Center	T6 Urban Core	Other
Whittier Uptown Specific Plan		U-E: Uptown Edge	U-G: Uptown General	U-CT: Uptown Center		
City of Grass Valley Development Code		NG-2: Neighborhood General-2	NG-3: Neighborhood General-3 / NC: Neighborhood Center / NC-Flex: Neighborhood Center-Flex	TC: Town Core		
Miami 21		T3: Sub-Urban, with Restricted, Limited, and Open subsets	T4: Urban General, with Restricted, Limited, and Open subsets	T5: Urban Center, with Restricted, Limited, and Open subsets	T6: Urban Core, with Restricted, Limited, and Open subsets, and T6-8, -12, -24, -36, and -48 subzones based on allowable number of floors	CI: Civic Institutional / DI: Work Place District / D2: Industrial District
Santa Ana Renaissance Specific Plan		UN-1: Urban Neighborhood-1	UN-1: Urban Neighborhood-1 / CDR: Corridor	UC: Urban Center	RR: Rail Station Zone	R/I: Resident/Industrial
Benicia Downtown Form-Based Code		NG: Neighborhood General	NG-O: Neighborhood General-Open / TC-O: Town Core-Open	TC: Town Core		
Montgomery SmartCode	T2: Rural	T3: Sub-Urban	T4: General Urban	T5: Urban Center	T6: Urban Core	T1: Natural
Sarasota County		Edge	General	Core		Preserve
Peoria Development Code		West Main-Local	Sheridan Triangle-Neighborhood Center / Prospect Road-Neighborhood Center / West Main-Neighborhood Center / West Main-Local Commerce	Warehouse District-General / Warehouse District-Local		
St. Lucie County	Edge	General	Center	Core		Countryside: Rural Fringe
Leander SmartCode		T3: Sub-Urban	T4: Neighborhood General	T5: Neighborhood Center	T6: Urban Core	
Downtown Ventura Specific Plan			T4.1: Urban General / T4.2: Urban General 2 / T4.3: Urban General 3 / T4.4: Thompson Corridor	T5.1: Neighborhood Center	T6.1: Urban Core	
Blue Springs, MO Downtown Development Code		T3: Sub-Urban	T4: General Urban	T5: Urban Center		CS: Civic Space

The Evolving Applications of FBCs | Organizing Principles

Modified Transect-Based

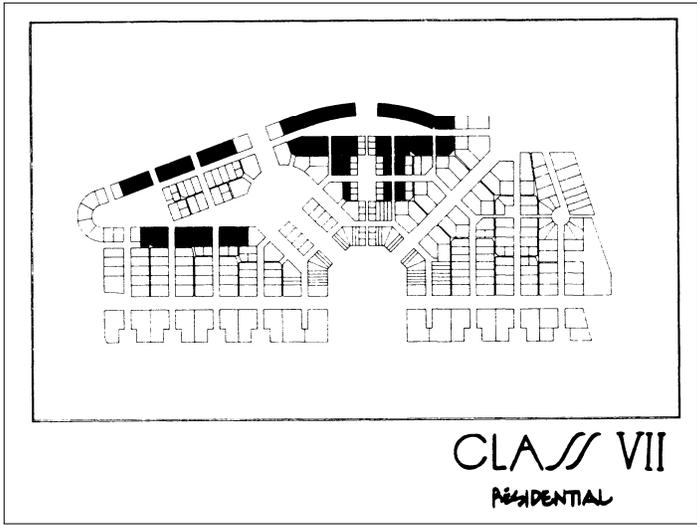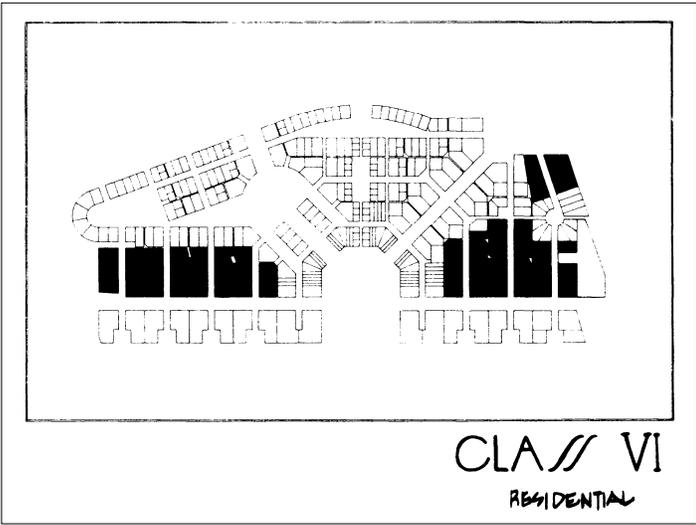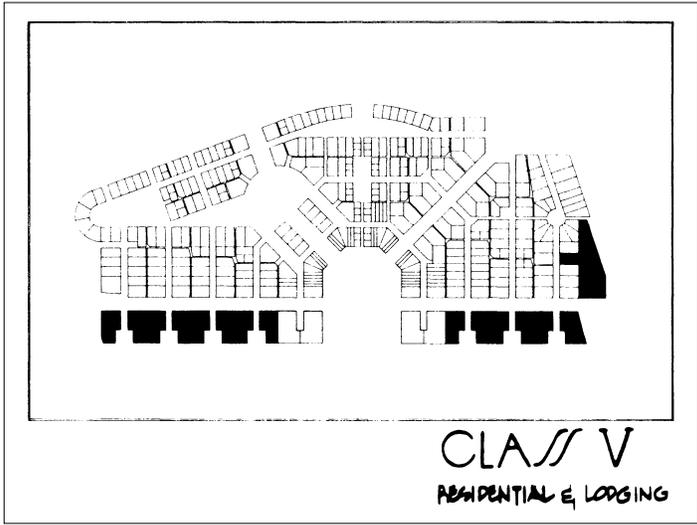| Form-Based Code	T2 Rural	T3 Sub-Urban	T4 General Urban	T5 Urban Center
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Sarasota County		Edge	General	Core
Peoria Development Code		West Main-Local	Sheridan Triangle-Neighborhood Center / Prospect Road-Neighborhood Center / West Main-Neighborhood Center / West Main-Local Commerce	Warehouse District-General / Warehouse District-Local
St. Lucie County	Edge	General	Center	Core

Building Type-Based

Seaside (FL)

Seaside (FL) – Plan and code by DPZ
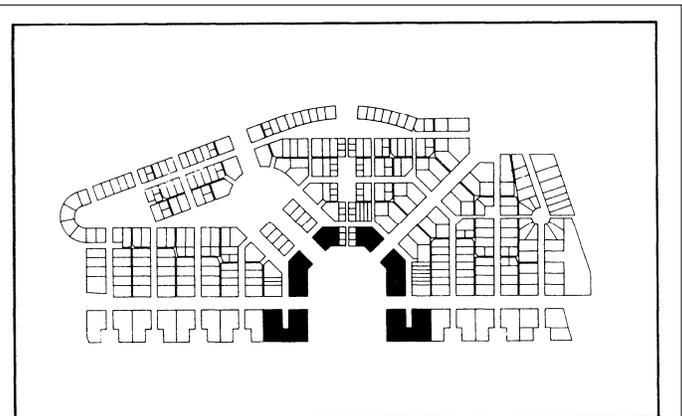
CLASS I
RETAIL RESIDENTIAL & LODGING

CLASS II
OFFICE & RESIDENTIAL

CLASS III
WORKSHOP

CLASS IV
RESIDENTIAL & LODGING

CLASS V
RESIDENTIAL & LODGING

CLASS VI
RESIDENTIAL

CLASS VII
RESIDENTIAL

CLASS VIII
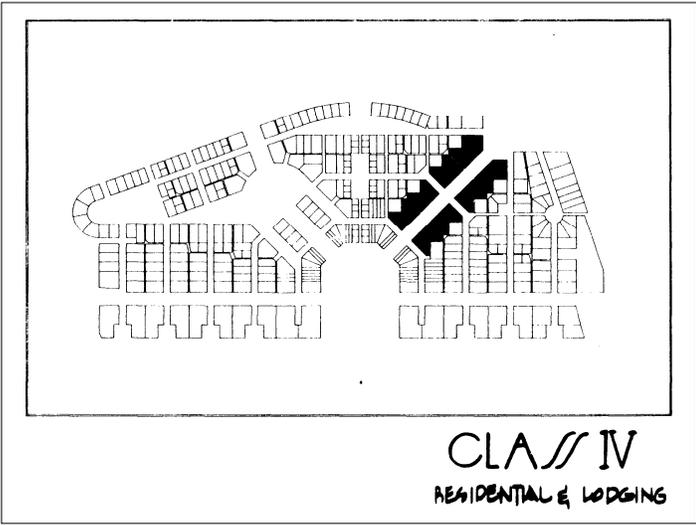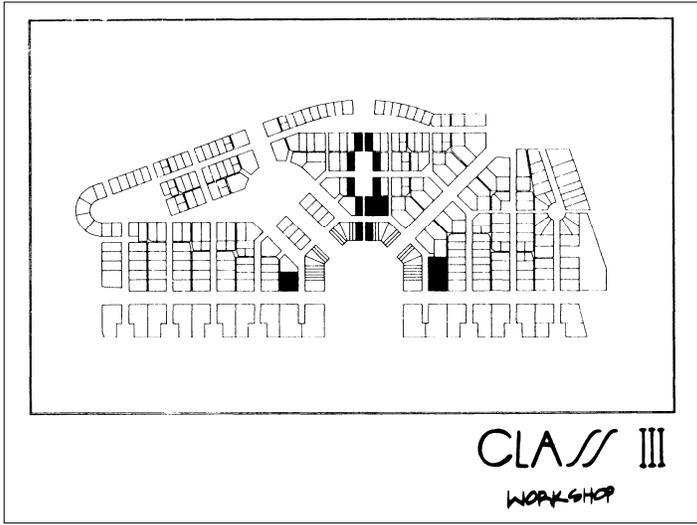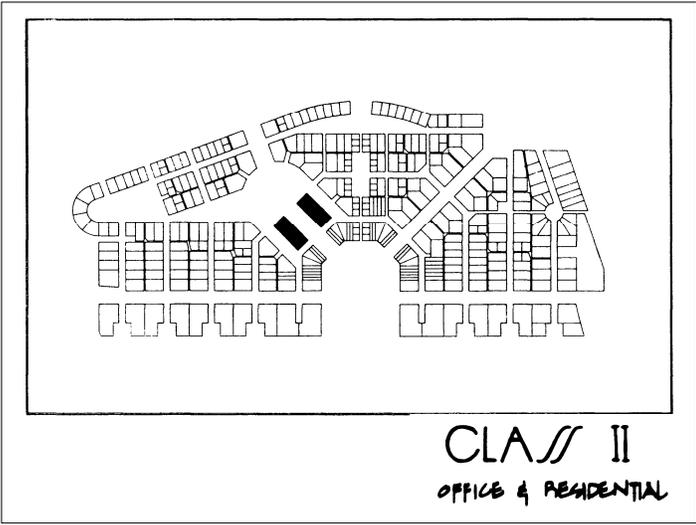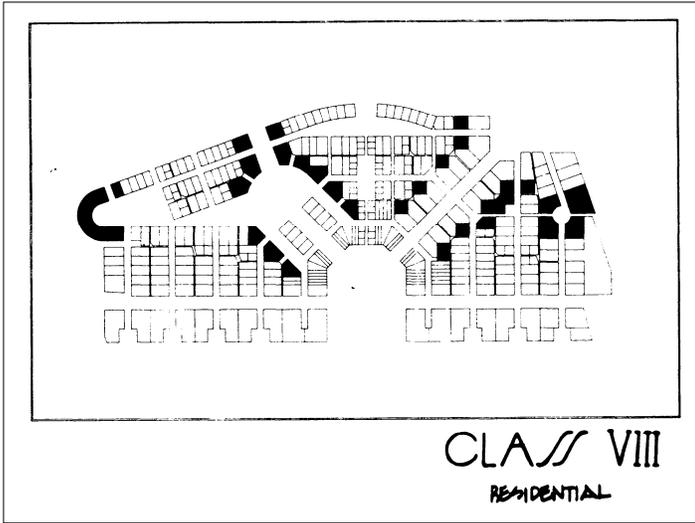
RESIDENTIAL

ZONING CODE-TOWN OF SEASIDE

Seaside (FL) – Plan and code by DPZ

Building Type-Based

Blue Springs (MO) Illustrative Plan
by 180 Degrees Design Studio

Building Type-Based

Downtown Zoning Map
See page 44
for Overlay Restrictions

T3.   Sub-Urban

T4.   General Urban

T5.   Urban Center

CS.   Civic Space

Blue Springs (MO) Downtown Development Code
by 180 Degrees Design Studio

Blue Springs DDC   15

Type VI: Rowhouse

CLASSIFICATION

Definition:
A dwelling unit attached by a common wall to another dwelling unit. A Rowhouse is generally a fee simple unit, from ground to roof, with no units above or below it

Transect Zones:

T5: Allowed
T4: Allowed
T3: Not Allowed

Blue Springs (MO) Downtown Development Code
by 180 Degrees Design Studio

URBAN STANDARDS

Allowable Height
T5: 2 to 5 stories permitted
T4: 2 to 3 stories permitted

Allowable Frontages

tuck under parking permitted

Additional Standards

Lot Size/ Area
T4: Minimum 16 feet lot width
T5: No minimum lot size. Lot frontages are limited to no more than sixty (60) feet in width.

Off-Street Parking
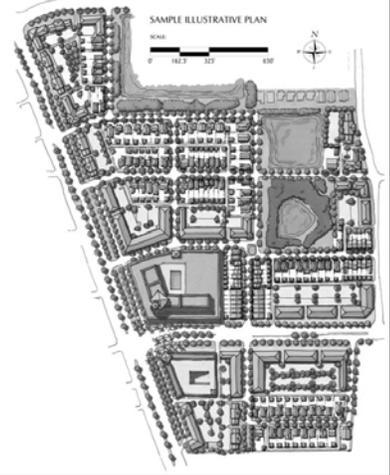T4: One space/dwelling unit
T5: One space/dwelling unit

Blue Springs (MO) Downtown Development Code
by 180 Degrees Design Studio

example site

Sarasota County Government
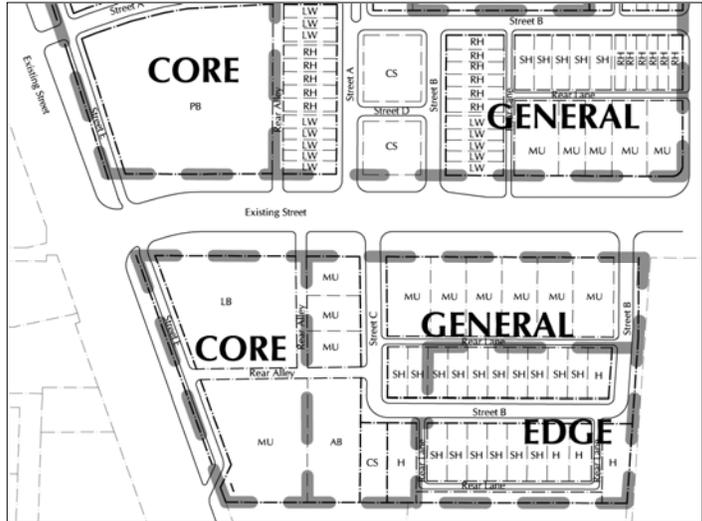FLORIDA, USA

establishing a vision

SAMPLE ILLUSTRATIVE PLAN

Sarasota County Government
FLORIDA, USA

Illustrative Plan

proposed regulating plan

SAMPLE REGULATING PLAN

EDGE   PRESERVE
GENERAL   PRESERVE
CORE   GENERAL
CORE   GENERAL
EDGE

Sarasota County Government
FLORIDA, USA

Regulating Plan

CORE
GENERAL
GENERAL
CORE
EDGE

menu of lot types

Core
General
Edge
Preserve

Liner Building

menu of lot types

Core
General
Edge
Preserve
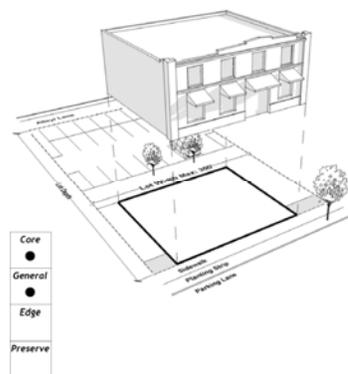
Mixed-Use
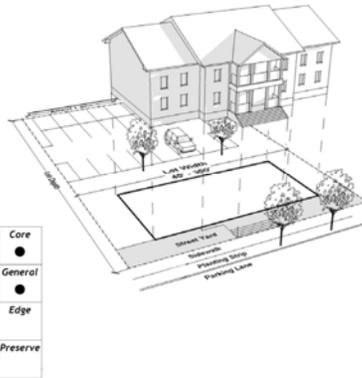
menu of lot types

Apartment Building

menu of lot types
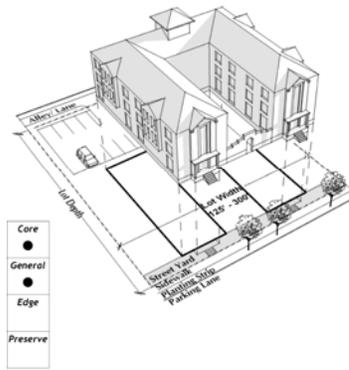
Courtyard Building

menu of lot types

House

menu of lot types

permitted uses

Example codes:

Downtown Development Code for Blue Springs, MO:

www.spikowski.com/BlueSpringsMO-DowntownDevelopmentCode.pdf

Mixed-Use Infill Code for Sarasota County, FL:

www.spikowski.com/Sarasota.htm

These slides:

www.spikowski.com/AustinOrganizingPrinciples.pdf

FBC 101: Introduction to Form-Based Coding

A prerequisite for the other two courses, this course covers the principles and components of Form-Based Codes; a brief history of zoning and planning practice; the legal basis for Form-Based Coding; a comparison of the tools available to shape community form and character provided by Euclidean zoning versus Form-Based Codes; a field exercise to increase participant understanding of the components of good urbanism and how they can be incorporated into a Form-Based Code; a review of the kinds of FBCs, FBC case studies, and an introduction to how an FBC is prepared.

- July 15-17, 2008, Ventura, CA REGISTER
- September 26-27, 2008, Arizona State University, Phoenix, AZ REGISTER
- November 20-21, 2008, Oak Park, IL

FBC 201: Preparing a Form-Based Code – Design Considerations

This course goes into depth on how to create and use building form and public space standards within a regulating plan in already built-out communities, Greenfield sites, redevelopment sites and regional plans. Architectural standards, imaging techniques for charrettes, and code document design are also covered. The course includes not only lectures presenting design principles and case studies but also hands-on participation creating regulation plans and their components.

- June 12-13, 2008, Fort Worth, TX

FBC 301: Completing, Adopting and Administering the Code

This course covers a checklist for evaluating the effectiveness of a Form-Based Code, an in-depth look at the advantages, disadvantages, and mechanics of mandatory, parallel and floating-zone forms of FBCs, how to structure the coding process, including what must happen before and after the code is drafted; what to keep and what to discard from an existing conventional code; the legal aspects of adopting a FBC i.e. its consistency with the comprehensive plan, adoption mechanics and insulating against potential challenges; and post-adoption implementation.

- January/February 2009, Phoenix, AZ *(tentative)*

For more information and for on-line registration go to our website at **www.formbasedcodes.org** or call Carol Wyant at 312/346-5942.

FBCI Form-Based Codes Institute

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