New Urbanism 202:

Implementing Form-Based Codes

CNU XV PHILADELPHIA NEW URBANISM and the OLD CITY MAY 17–20 2007

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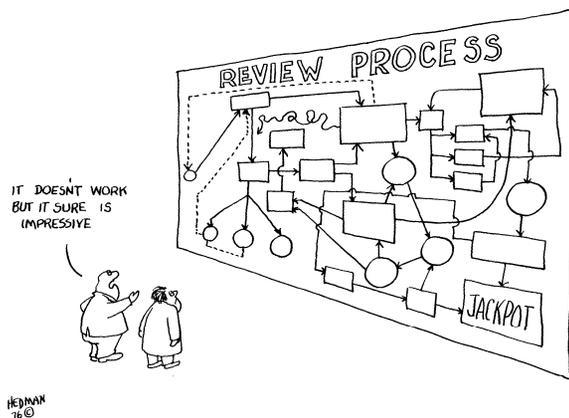## Purpose of a form-based code:

To carry out a physical plan for a place

START WITH:
- an elegant urban design plan

CREATE:
- An easily understood code, customized for the community's idiosyncratic review process

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REVIEW PROCESS

IT DOESN'T WORK BUT IT SURE IS IMPRESSIVE

JACKPOT

HEDMAN 76©

Form-based code:

- Regulating plan

- Building form standards

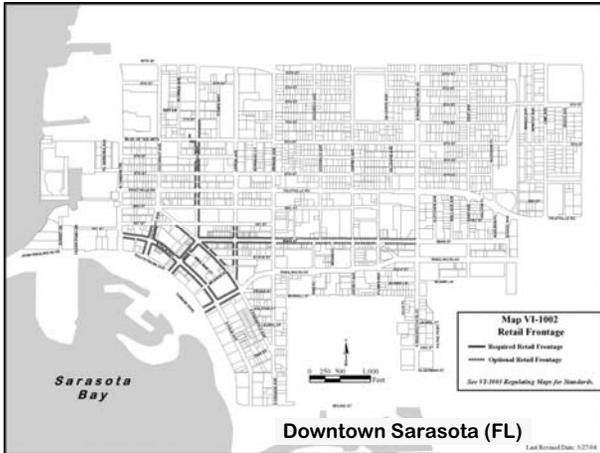- Public space standards

?

Conventional code:

- Zoning districts.

- Variances

- Subdivision regulations

- Sign regulations

WHEN DOES CODE-WRITING BEGIN?

- Sometimes months or even years after completion of the physical plan

- But ideally it begins while the plan is still being prepared

THE BAD NEWS:

To reform the existing code, SOMEONE has to thoroughly understand the existing regulatory scheme…

Types of links between form-based codes and conventional codes:

1. Mandatory form-based code

2. Optional (parallel) form-based code

3. Floating zone form-based code
   (Planned Development /
   Planned Unit Development)

1. Mandatory form-based code:

- Compliance is <u>never voluntary</u>!

- <u>Replaces</u> many aspects of the previous code

- May replace existing zoning, or may span existing zoning districts

Downtown Sarasota (FL)

Downtown Sarasota (FL)

Downtown Sarasota (FL)

Downtown Sarasota (FL)

2. Optional (parallel) code:

- **Compliance is <u>always voluntary</u>**

- **<u>Supplements</u>, but does not replace any aspects of the previous code**

- **May replace existing zoning or span existing zoning districts**

Columbia Pike, Arlington (VA)
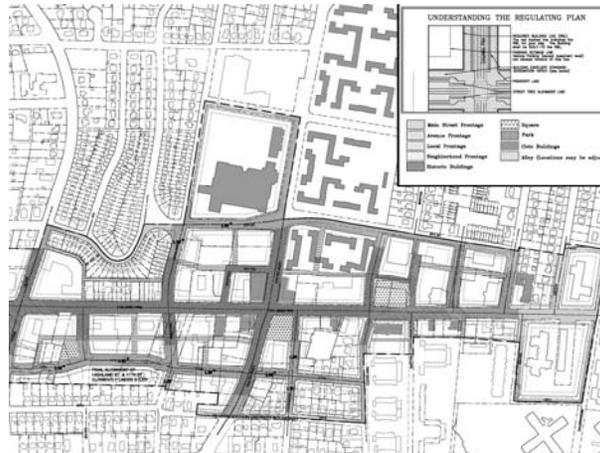
- Adopted as a optional (parallel) "overlay zone"

- Use of this code is encouraged by density bonuses

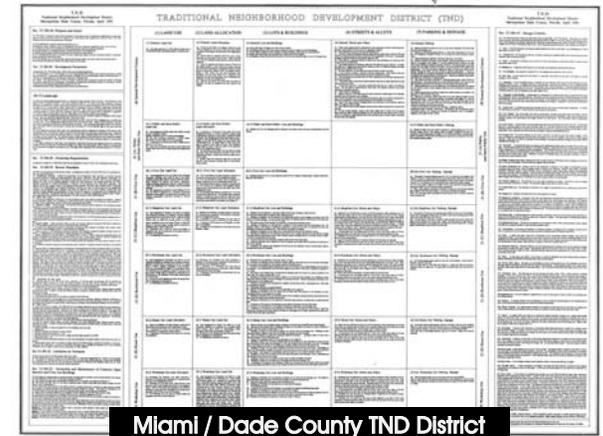- Additional incentive: a streamlined approval process

Columbia Pike, Arlington (VA)

3. Floating zone code:

- **Compliance is <u>usually voluntary</u>**

- **<u>Supplements</u>, but does not replace any aspects of the previous code**

- **<u>Always replaces</u> existing zoning, but only <u>on request of the landowner</u>**

- Operates as a zoning district, similar to a PUD

- Can be applied to parcels from 40 - 200 acres

- Must contain residences, shops, workplaces, and civic gathering places

- Hierarchy of streets and a disciplined edge

- Graphic format illustrates use, land allocation, building lots, street design, and parking

Miami / Dade County TND District

Miami / Dade County TND District

ARTICLE XXXIIIH. **TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) DISTRICT**

Sec. 33-284.46. Purpose and intent.

The TND District is designed to ensure the development of land along the lines of traditional neighborhoods. Its provisions adapt the urban conventions which were normal in the United States from colonial times until the 1940's. The TND ordinance prescribes the following physical conventions:

(A) The neighborhood is spatially understood and limited in size.
(B) Residences, shops, workplaces, and civic buildings are interwoven within the neighborhood, all in close proximity.
(C) A hierarchy of streets serves equitably the needs of the pedestrian, the bicycle and the automobile.
(D) Carefully placed civic buildings, squares, and greens reinforce the identity of the neighborhood.
(E) Spatially defined squares, parks, and greens provide places for social activity and recreation.
(F) Civic buildings provide places of assembly for social, cultural and religious activities, becoming symbols of community identity through their architectural clarity.
(G) Private buildings form a disciplined edge, spatially delineating the public street space and the private block interior.
(H) Architecture and landscape respond to the unique character of the region.

Where the terms, design criteria, development parameters, and review procedure contained herein conflict with those provisions provided elsewhere in Chapter 33, the provisions of the TND shall apply.

(Ord. No. 91-41, § 1, 4-2-91; Ord. No. 99-82, § 1, 7-13-99; Ord. No. 03-47, § 1, 3-11-03)

Miami / Dade County TND District

example site

key principles

A densely **interconnected street network**, dispersing traffic and providing convenient routes for pedestrians and bicyclists.

High-quality public spaces, with all building facades having windows and doors facing tree-lined streets, plazas, squares, and neighborhood parks.

Compact development, creating a **walkable** urban environment and conserving land and energy through reduced automobile usage and advanced techniques such as stormwater infiltration.

Diversity not homogeneity, with a **variety of building types, street types, open spaces, and land uses** providing for people of all ages and every form of mobility.

Resilient and **sustainable neighborhoods**, adaptable over time to improved **public transit** and to changing economic conditions.

SAMPLE ILLUSTRATIVE PLAN

proposed regulating plan

Regulating Plan

transect zones
core
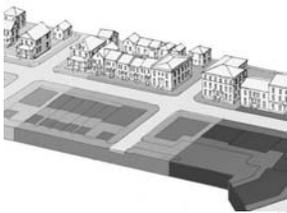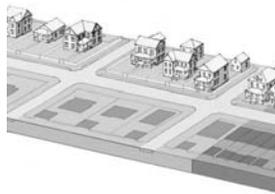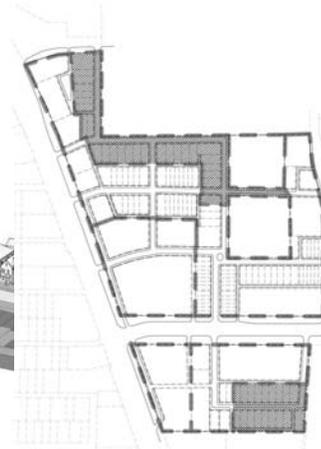
Core

transect zones
general

General

transect zones
edge

Edge

transect zones
preserve

Preserve

Core
General
Edge
Preserve

Pedestal Building

Core
General
Edge
Preserve

Liner Building

Core
General
Edge
Preserve

Mixed-Use

Core
General
Edge
Preserve

Apartment Building

Core
General
Edge
Preserve
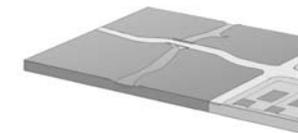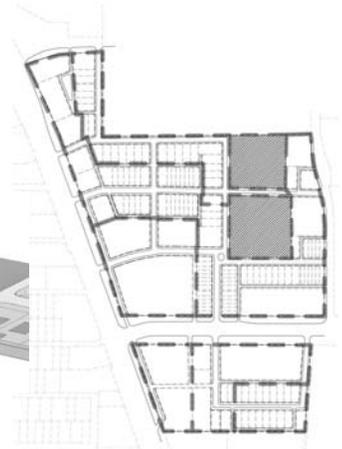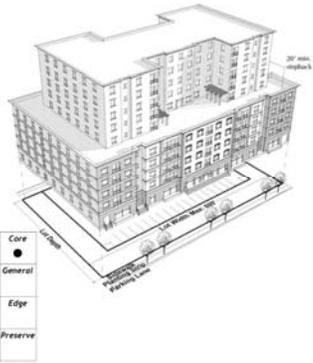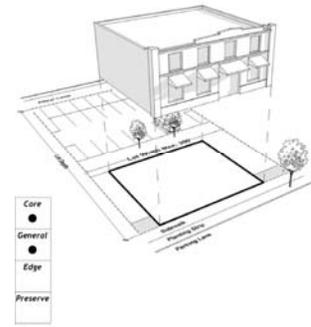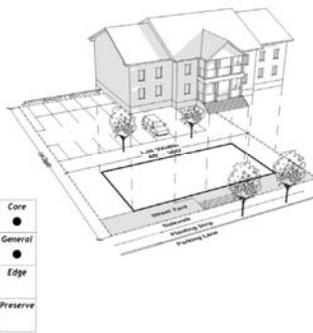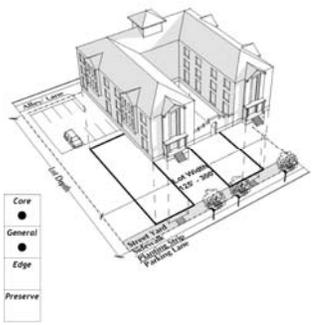
Courtyard Building

Core
General
Edge
Preserve
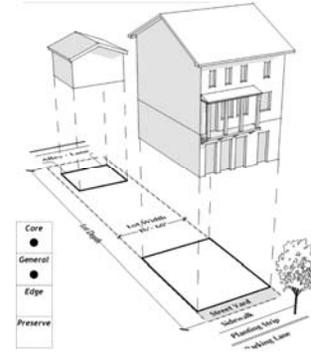
Live-Work

menu of lot types
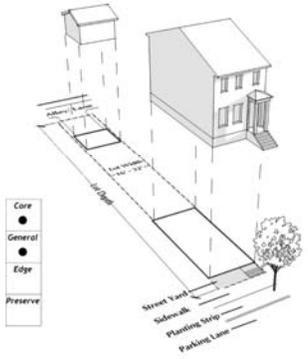
Rowhouse

menu of lot types
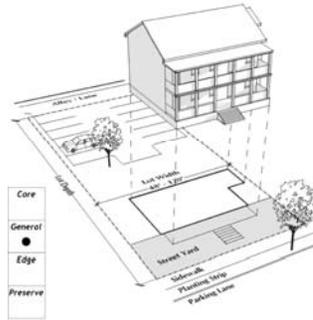
Apartment House

menu of lot types
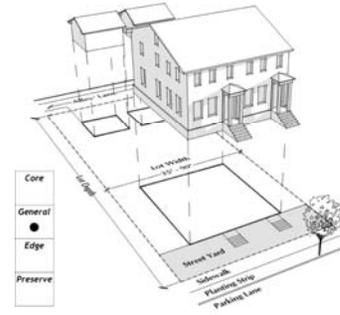
Duplex

menu of lot types
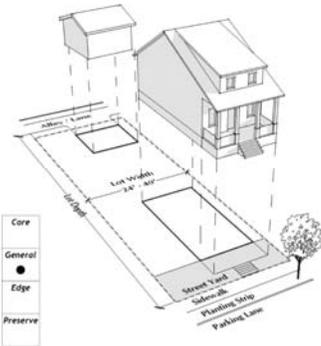
Cottage

menu of lot types
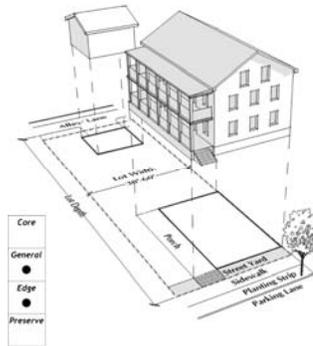
Sideyard

menu of lot types

House

menu of lot types

(adjoining civic space)

(surrounded by civic space)

Character Example:

(axial termination of street)

Civic Building

menu of lot types

TABLE 1
LOT SIZE AND DIMENSIONAL REQUIREMENTS

permitted uses

TABLE 2
USE TABLE

menu of street types

Boulevard:

Movement type: speed/ slow

menu of street types

Avenue:

Movement type: slow

menu of street types

Street A:

Movement type: free

menu of street types

Street B:

Core ●
General ●
Edge ●
Preserve

Sidewalk 6' | Planting Strip 6' | Parking 7' | Travel Lane 9' | Travel Lane 9' | Parking 7' | Planting Strip 6' | Sidewalk 6'

Typical Right-of-Way: 56'

Movement type: slow

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menu of street types

Street C (angle parking):

Core ●
General ●
Edge ●
Preserve

Sidewalk 13' | Parking 16' | Travel Lane 11' | Travel Lane 11' | Parking 16' | Sidewalk 13'

Typical Right-of-Way: 80'

Movement type: slow

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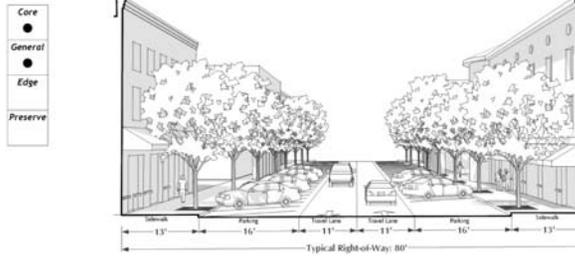
menu of street types

Street D (one way):

Core ●
General ●
Edge
Preserve

Sidewalk 13' | Parking 7' | Travel Lane 12' | Sidewalk 13'

Typical Right of Way 45'

Movement type: free

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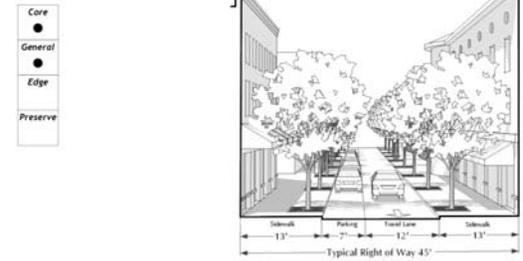
menu of street types

Street E (access street):

Core ●
General ●
Edge ●
Preserve

Sidewalk 14' | Parking 7' | Access Lane 10' | Planting Strip Varies

Typical Right-of-Way: 40'

Movement type: slow

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menu of street types

Street F:

Core
General ●
Edge ●
Preserve ●

Sidewalk 6' | Planting Strip 6' | Yield Condition With On Street Parking 25' | Planting Strip 6' | Sidewalk 6'

Typical Right-of-Way: 49'

Movement type: slow

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menu of street types

Drive:

Core
General ●
Edge ●
Preserve ●

Sidewalk 6' | Planting Strip 6' | Parking 7' | Travel Lane 9' | Travel Lane 9' | Planting Strip 8' | Sidewalk 6'

Typical Right-of-Way: 51'
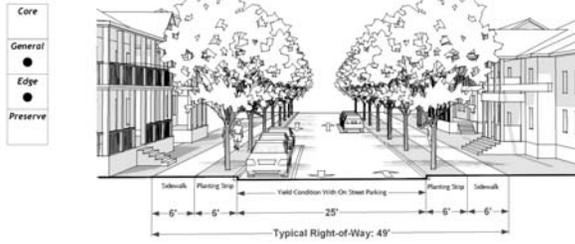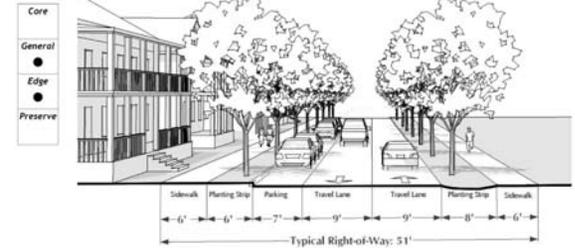
Movement type: slow

menu of street types

Road:

Movement type: free

menu of street types

Rear Alley:

Movement type: slow

menu of street types

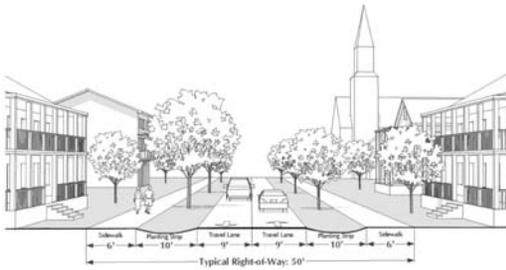**Rear Lane:**

Movement type: yield

proposed regulating plan

Sarasota County Government
FLORIDA, USA

Regulating Plan

WHEN DOES CODE WORK END?

- **Educate future code USERS as you educate yourself about their code**

- **Teach future code administrators the fundamentals of New Urbanism --- give them the confidence and resources to administer the new code**

Upcoming 101 Course in Fort Worth, TX: June 14-16, 2007

Form-Based Codes: FBCI Certification Program

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

Mandatory code:

Downtown Sarasota, Sarasota, FL:
www.sarasotagov.com/Planning/DowntownCode/DowntownCodeHP.html

Optional (parallel) code:

Columbia Pike, Arlington, VA:
www.arlingtonva.us/Departments/CPHD/forums/columbia/current/CPHDF
orumsColumbiaCurrentCurrentStatus.aspx#

Floating zone codes:

Miami / Dade County Traditional Neighborhood Development (TND) District (Chapter 33, Article XXXIII(I)):
www.municode.com/resources/gateway.asp?pid=10620&sid=9

Sarasota County, FL:
www.spikowski.com/Sarasota.htm

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