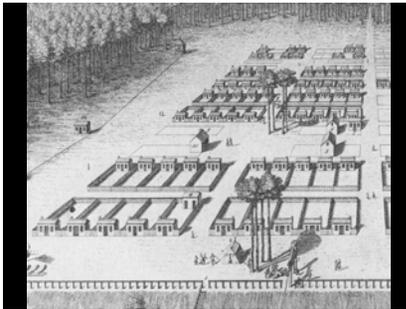
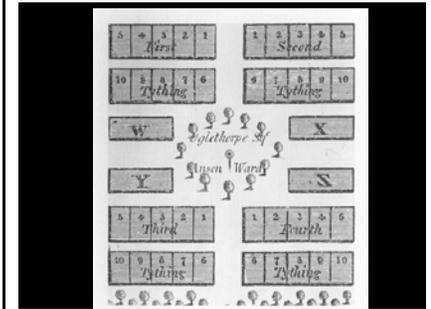


Form-Based Codes For New Urbanism

A Look at Southwest Florida

Bill Spikowski
Spikowski Planning Associates
www.spikowski.com



How designers communicate:



How engineers communicate:

Lee County
Generalized Peak Hour Two-Way Service Volumes
Urbanized Areas
d:\nos02\input1

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
2	Undivided	170	590	1200	1700	2,280
4	Divided	1,740	2,820	4,080	5,280	6,000
6	Divided	2,610	4,230	6,120	7,920	9,000

Arterials						
Level of Service						
Lane	Divided	A	B	C	D	E
2	Undivided	*	500	1,330	1,670	1,620
4	Divided	790	2,850	3,330	3,410	**
6	Divided	1,180	4,360	4,990	5,120	**
8	Divided	1,520	5,840	6,340	6,480	**

How planners and lawyers communicate:

§ 25-82 FORT MYERS CODE

Sec. 25-82. Permitted uses.

No building, structure or land shall be used in the professional office district (PO) for the display, delivery and storage of equipment, or any retail sales unless provided for herein, and no building or structure shall hereafter be erected, constructed, arranged or intended to be used or occupied for any purpose other than for one (1) or more of the following uses:

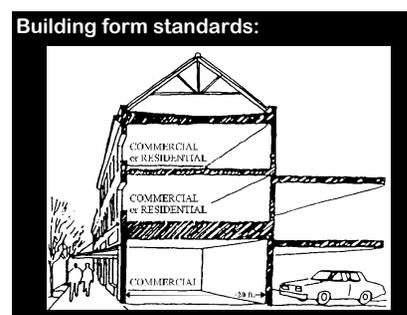
- Any permitted or conditional use in residential (A-3), excluding boarding, rooming and lodging facilities, mobile home parks, multi-family over-stories (16) units per acre and commercial wireless telecommunication facilities.
- Banking (SIC 60 all).
- Credit agencies other than banks (SIC 61 all).
- Security and commodity brokers, dealers, exchanges and services (SIC 62 all).
- Pharmaceutical centers. Such use shall be permitted only in a hospital campus. For purposes of this section, "hospital" shall mean a facility licensed by the state, provides full medical and emergency care, has on-site security and a minimum of three hundred (300) beds.
- Legal services (SIC 81 all).
- Membership organization (SIC 88 all).
- Engineering, accounting, research, management and related services (SIC 87), excluding 8744 facilities support management services.
- Services not elsewhere classified (SIC 899).
- Transportation services (472 only).
- Along First Street and McQueen Boulevard from U.S. 41 to the Edison Estate

CONCEPTS behind form-based codes:

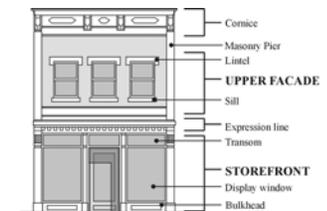
- * Based on a physical plan or shared vision for a specific place
- * Priority on designed form, more than use or density
- * Buildings shape the public space

COMPONENTS of form-based codes:

- * regulating plan(s)
- * building form standards
 - siting of buildings
 - height of buildings
 - key building elements (windows/doors/balconies etc.)
- * architectural standards (optional)



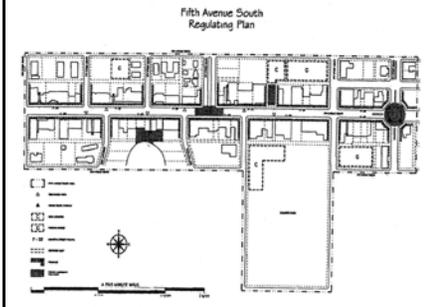
Architectural standards:



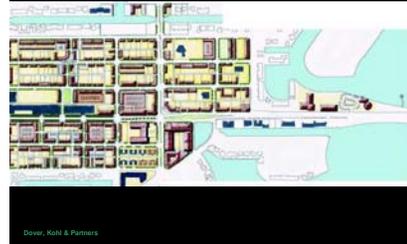
FORMS of form-based codes:

- **Floating overlay**, assigned by rezoning process
- **Optional code**, adopted but freely chosen by individual developers
- **Mandatory code**, sometimes an overlay, but often a complete replacement for a zoning district

Fifth Avenue South in Naples



Illustrative master plan



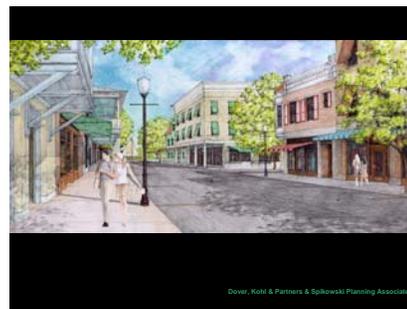
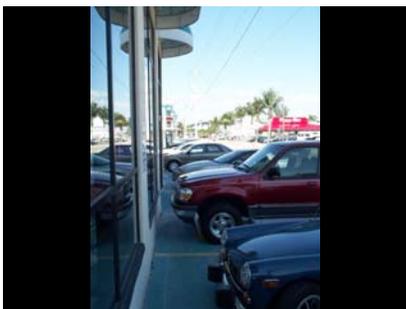
Applied through new zoning districts



Look toward the beach...



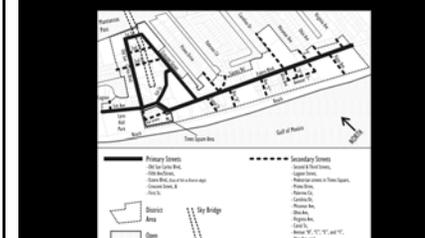
Look away from the beach...

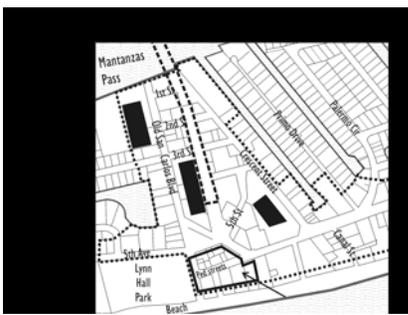


Illustrative master plan

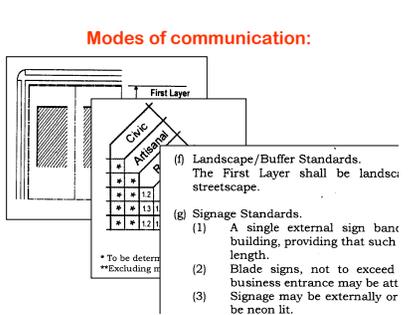
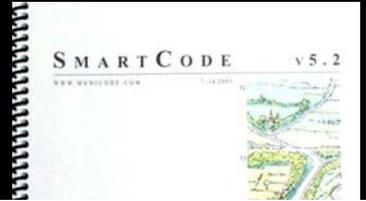


Applied through a new form-based zoning district



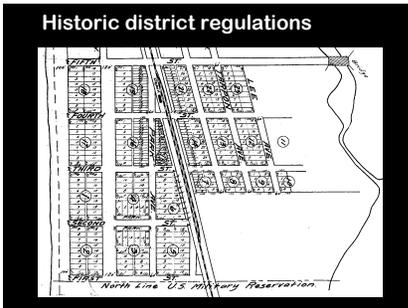


“Model” form-based code is being applied in the downtowns of Sarasota and Fort Myers



“Partial” form-based techniques:

1. Historic district regulations, which often regulate the form of NEW buildings in historic districts
2. Building design standards, for instance requiring proper “Main Street” buildings, or taming big boxes
3. New generation of dimensional standards, replacing setback lines with “build-to” lines



Building design standards

COMMUNITY CHARACTER
Design of Commercial Buildings

Businesses are an essential part of any community's character. They provide useful services and their buildings are usually located on major roads where they are regularly viewed by residents and visitors.

The following list commercial buildings some common to incorporate with Island.

- Exist use, to



Codifying New Urbanism
How to Reform Municipal Land Development Regulations

APA American Planning Association
PAS Planning Advisory Service
Report Number 526

Congress for the New Urbanism

www.cnufloida.org
www.cnufloida.org/guidebook/public/index.htm

FBCA
Form-Based Codes Alliance

Home Member List Resources

The Form-Based Codes Alliance (FBCA) was formed in early October 2004 at a meeting convened at the Driehaus Estate in Lake Geneva, Wisconsin. **Leading practitioners** in the disciplines of urban design, planning, architecture, public policy, and law met to consider various aspects of this emerging regulatory technique.

The goals of the alliance include:

- Setting standards for the practice of Form-Based Codes (FBC)
- Creating a forum for discussion about and advancement of FBC

www.formbasedcodes.org

MAKE A DIFFERENCE IN PLANNING:
Get involved in codes!

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