


Form-Based Codes

Rethinking Zoning for Vibrant Urban Places

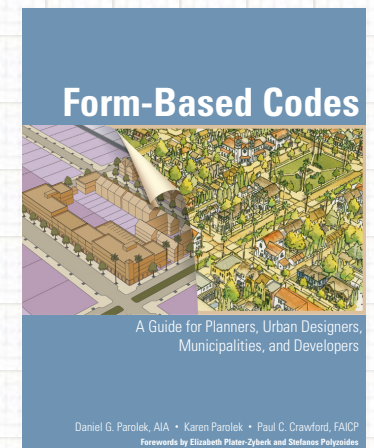
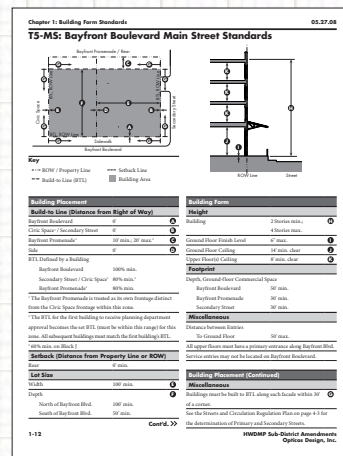
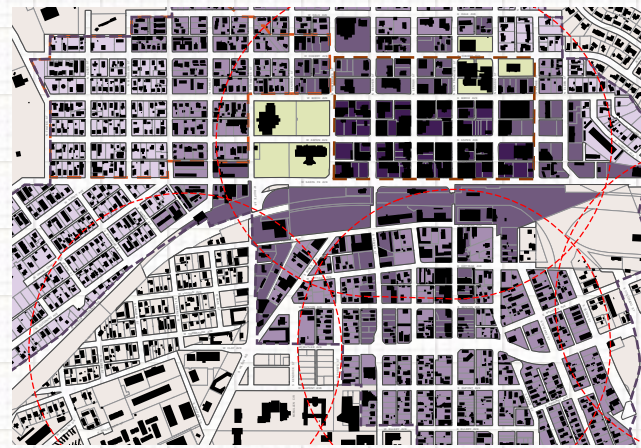


Daniel Parolek
Principal, Opticos Design
 @opticosdesign



With Dover, Kohl & Partners

August 30, 2016
Oakland, CA



Presentation Overview

1. Typical Issues with Zoning Codes
2. Components of a Form-Based Code
3. Overview of the Typical 3-Step Process
4. Conclusion

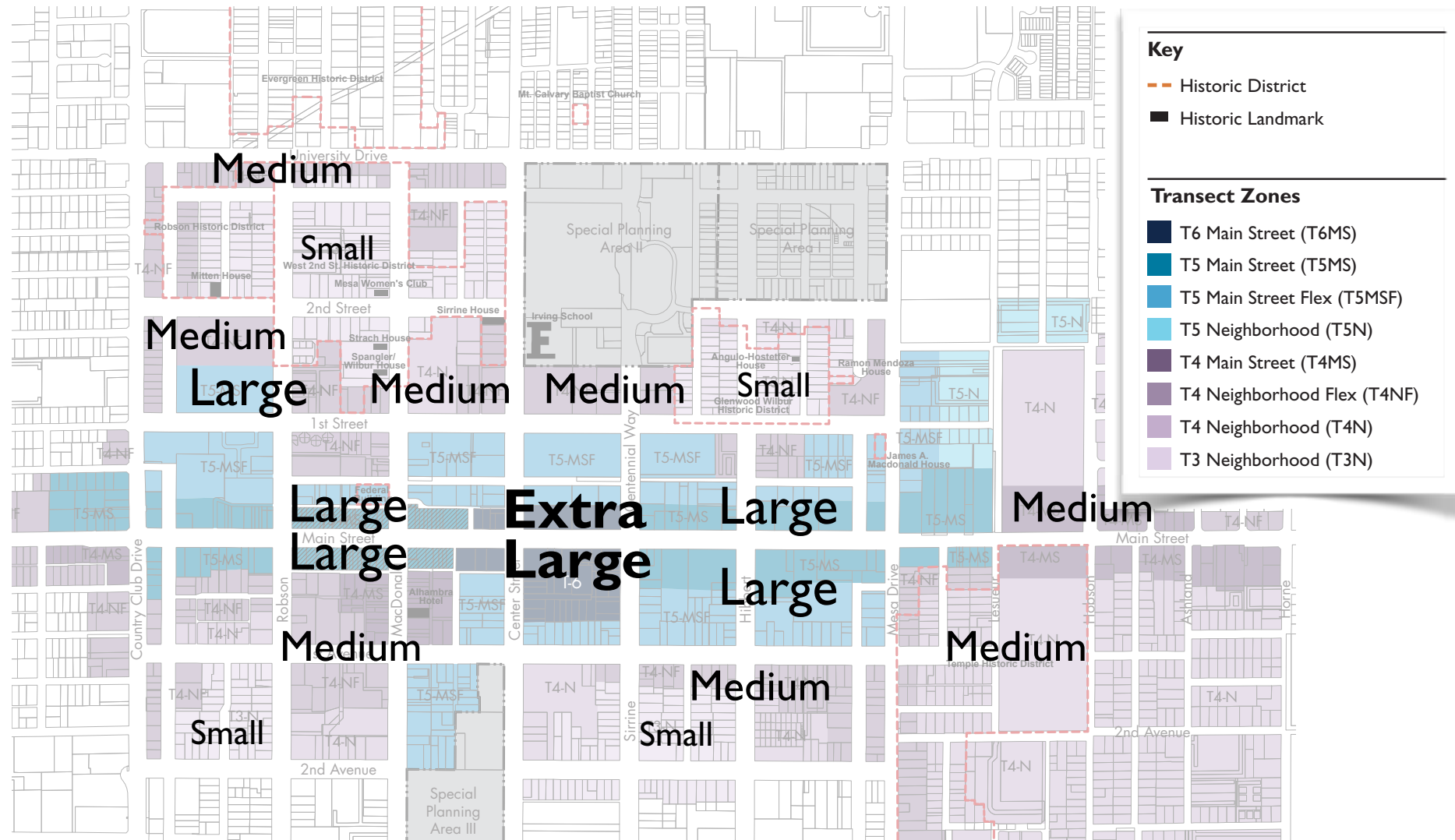


Euclidean Zoning is an Out-of-Date Operating System



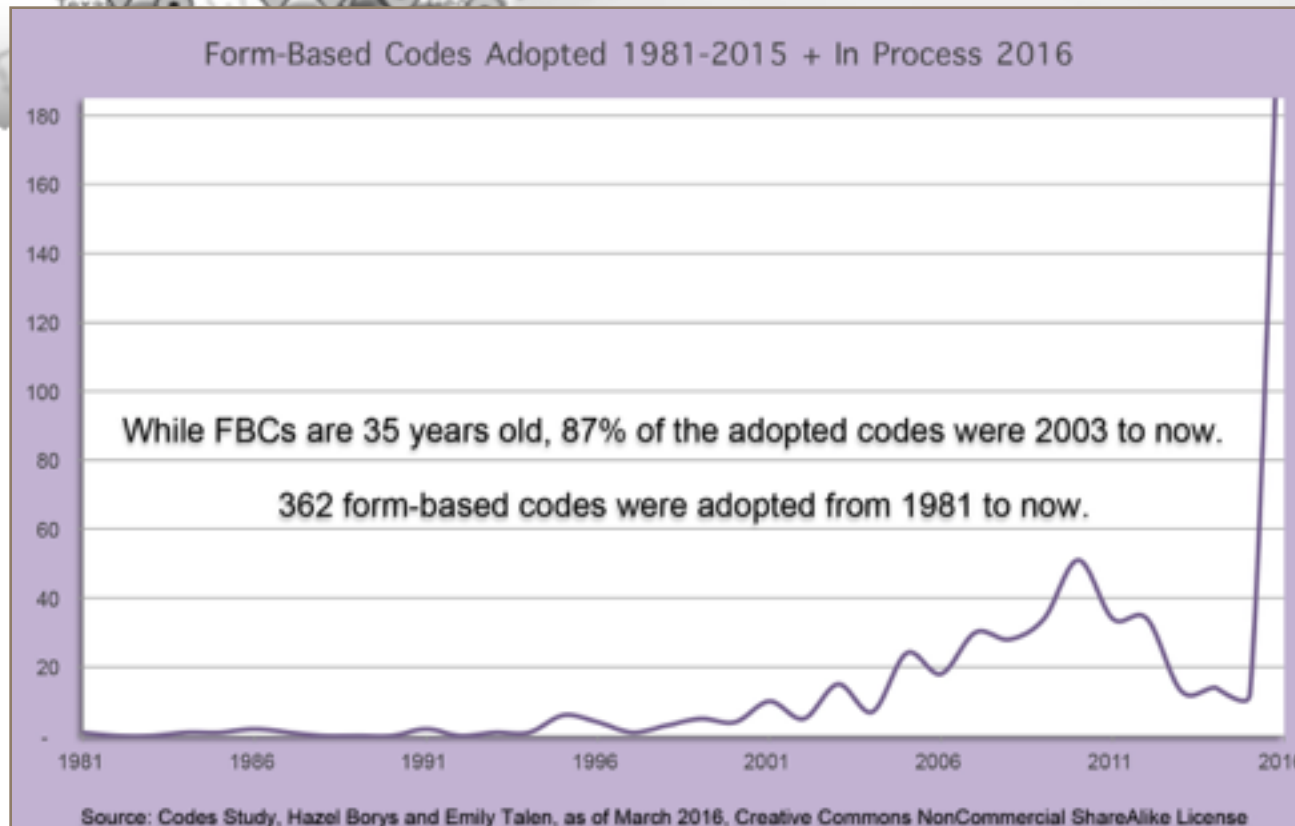
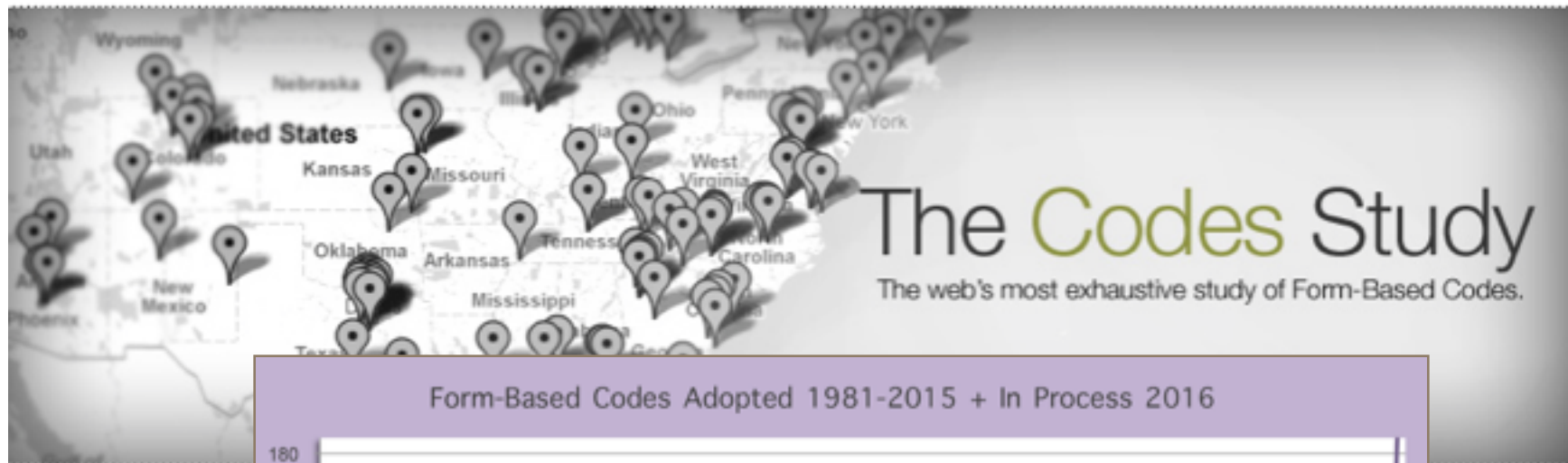
FBC Goal: Provide Easy to Use System that Delivers Predictable Results and Process

At Most Basic Level: Establishing a Hierarchy of Scale



What We Heard: Some Want Bigger. Some Want Smaller.

Spreading Across the Country: 362 Adopted and Growing





Typical Issues/Challenges with Zoning Codes

What Form-Based Coding is Addressing

Many Complex Layers Added to Code as Attempted “Fixes”

Makes Code Very Hard to Understand and Use

CODE NEXT

SHAPING THE AUSTIN WE IMAGINE



Compact &
Connected

Creative
Economy

Sustainable
Water

Household
Affordability

Workforce &
Education

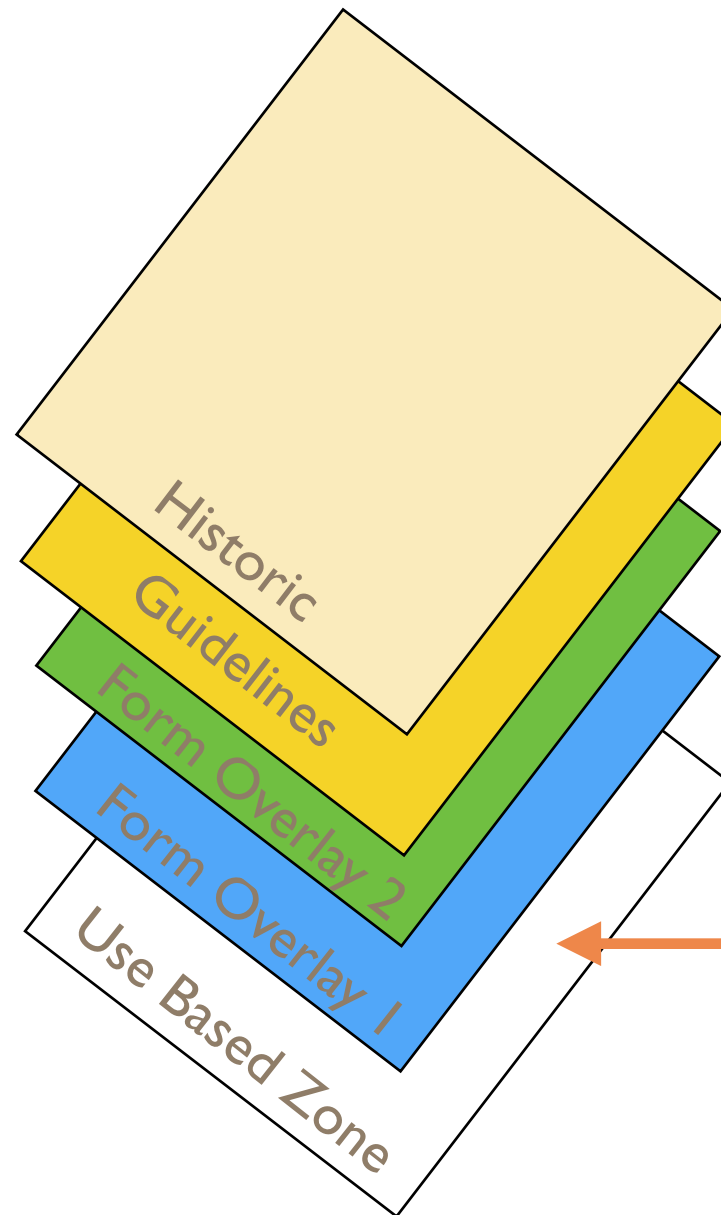
Healthy Austin

Green
Infrastructure

Development
Regulations

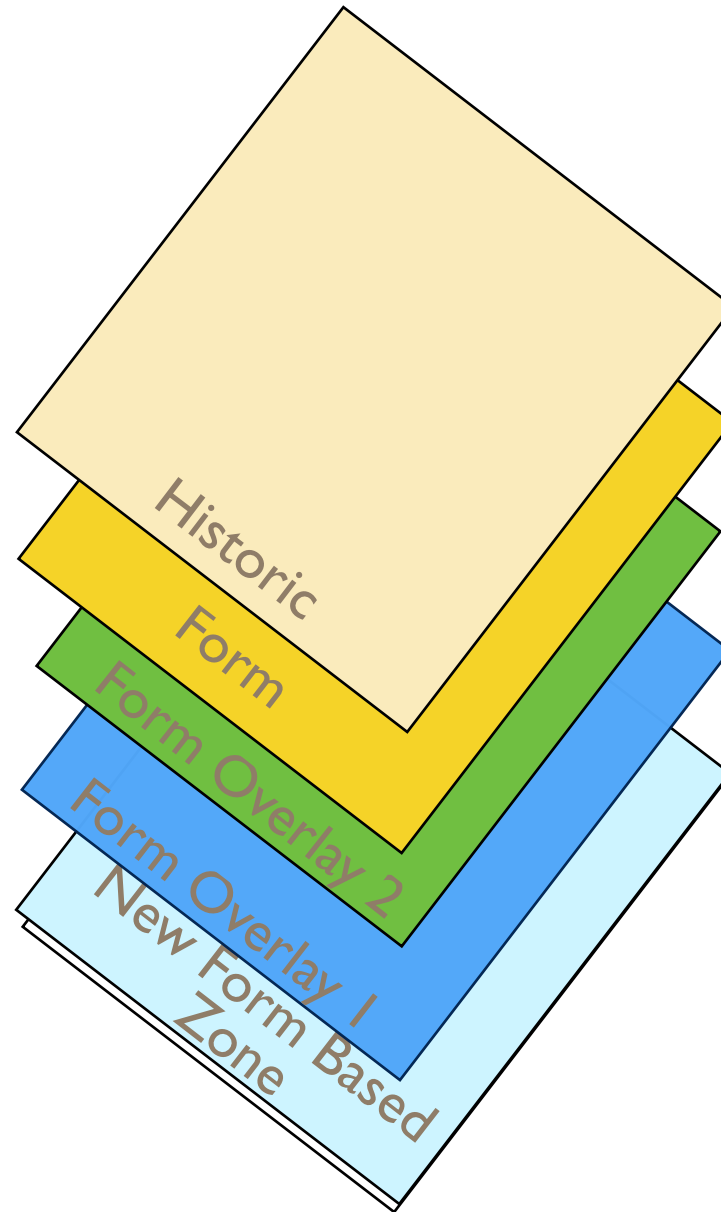
Base Zoning Standards Ineffective (Use Based)

The Response: Add Layers of Form Regulations



Problem: Never Got
Rid of Ineffective
Foundation

A More Direct and Effective System Based on Form



Over-Regulating Use

At Some Point It Stops Making Sense

At Some Point You Cannot Possibly List Every Allowed Use

- An Existing Land Use Table Prior to Rewrite

Allowed Uses

19. Baths, Turkish

25. Boxing arena

28. Chinchillas, retail sales

41. Eleemosynar institutions

42. Embalming business

116. Turkish Baths

Form-Based Use Tables: Size of Use Matters as Well

Transect Zones

15.05.120.090

T4 Main Street (T4MS).

T4 Main Street (T4MS)

15.05.120.090 T4 Main Street (T4MS).



A. Intent

To provide a vibrant main-street commercial environment that serves as the focal point for the surrounding neighborhood and provides access to day-to-day amenities within walking distance

Attached

Simple Wall Plane along Street

Small-to-Large Footprint

Buildings at ROW

Small-to-No Side Setback

Up to 3 Stories

Flush Ground Floor

Primarily with Shopfronts

B. Sub-Zone(s)

T4 Main Street-Open (T4MS-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

Richmond Livable Corridors

Final Draft: June 2014

.120-19

Land Use¹

T4MS

T4MS-O

Retail

Eating or Drinking Establishment, except

P

P

with any of the following features:

Tenant floor area:

>5,000 sf

MUP

MUP

>10,000 sf

CUP

—

General Retail, except with any

P

P

of the following features:

Tenant floor area:

>5,000 sf

MUP

MUP

>10,000 sf

CUP

—

>25,000 sf

—

—

Numeric Parameters are Blunt and Unpredictable

Is FAR and Density the Right Tool?

Conventional zoning says they're the same



$$\text{FAR} = 1.2$$

Conventional zoning says they're the same



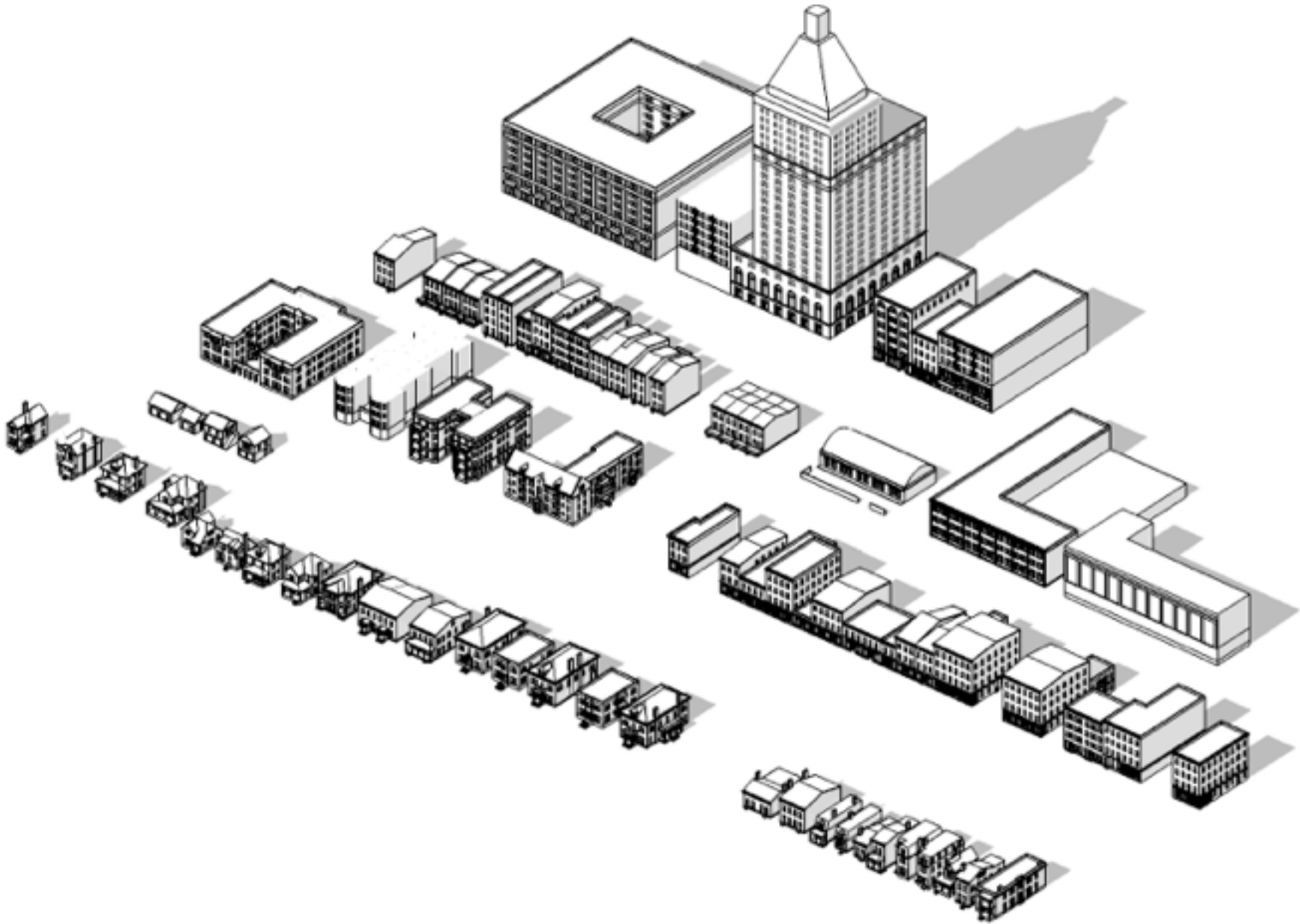
60 units



5 units

Density = 30 per acre

Each Zone District Has a Range of Allowed Types/Forms



Regulations Spread Across Many Different Locations, Documents, Maps

Easy to use and Understand?

Regulations Spread Across Many Documents and Maps

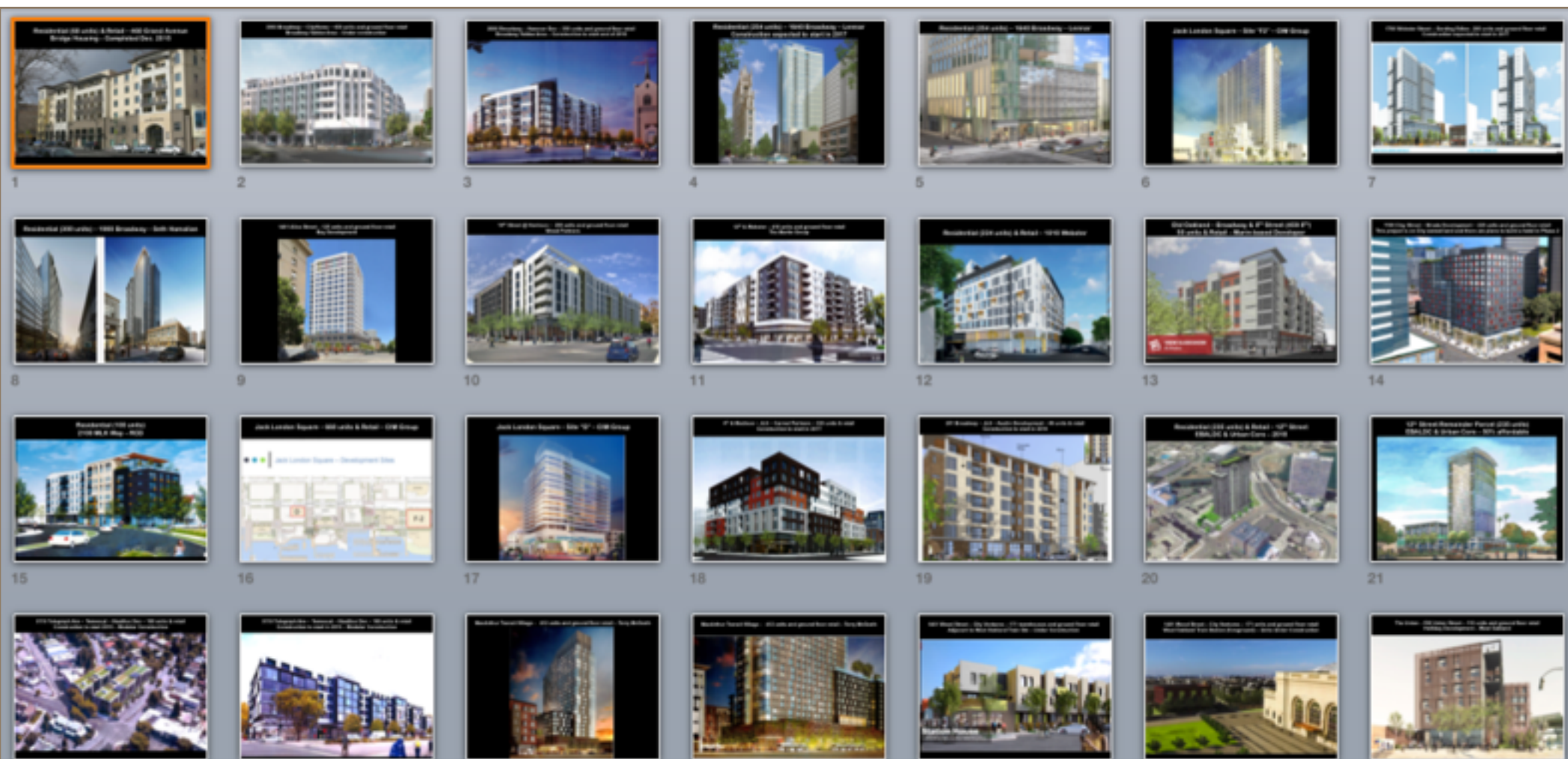


Zoning Code

Guidelines, Overlays, Area Plans
or Specific Plans, etc.

Too Difficult to Do Small Projects

Majority of Projects “On the Boards” Are Large & X-Large



Lack of Predictability in Process and Results

Majority of Projects Negotiated

Lack of Predictability for Community and Developer

Development Review Models

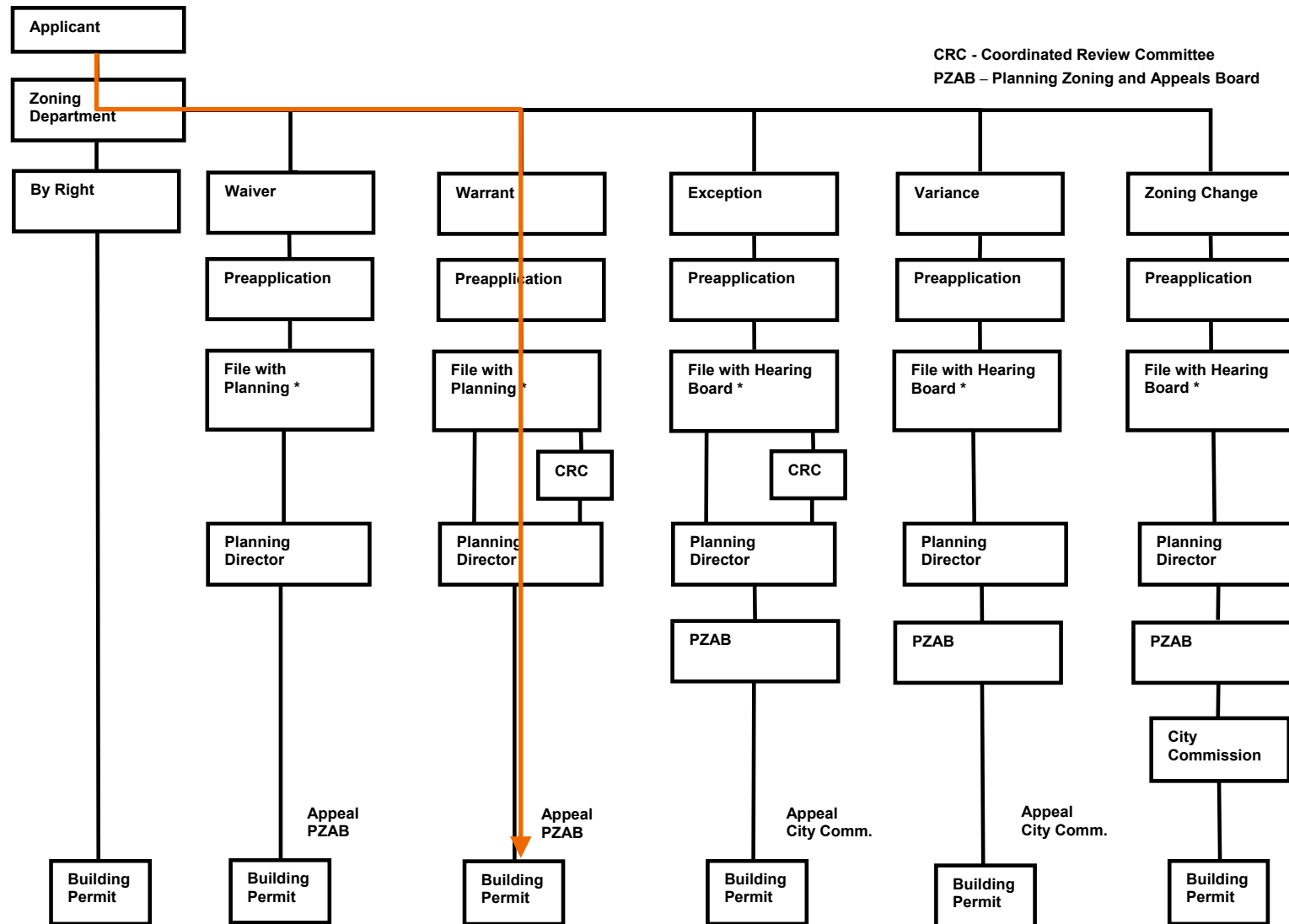
Models	Effectiveness	Clarity	Consistency	Predictability	Simplicity	Ease of Implementation & Administration
1 BY-RIGHT (STANDARDS-BASED)	●	●	●	●	●	●
2 DISCRETIONARY OR DESIGN REVIEW	●	○	○	○	○	○
3 CUSTOMIZED ZONING	○	○	○	○	○	○

Key: ● High Level of ○ Medium Level of ○ Low Level of

In a discretionary or design review system, a permit is issued at the “discretion” of the review authority (e.g. staff or Planning Commission). In this system, standards are generally less specific and leaves more need for interpretation, thus requiring a more extensive, and sometimes subjective review process to ensure the intent is met. Projects often undergo multiple review loops to obtain approval.

Interpretation Often Depends on Which Staff Member
and Which Day You Go In

Predictable, Clear Process is the Goal



* All applications shall include required notice

Miami 21: (DPZ)

Is the Process Predictable for Community and Developer?



Triggered CUP Due to Size Threshold of 25,000 SF

Build Upon Lessons Learned form Latest Zoning Efforts



Broadway Valdez Specific Plan



Components

Important How They Come Together: Recipe and Preparation

FBC Components are Like Ingredients of a Proven Recipe

1. Form-Based Zones
2. Frontage Types
3. Thoroughfare Types
4. Civic Space Types
5. Building Types
6. Regulating Plan: The Map



Zucchini Muffins Recipe

Print

Prep time: 25 minutes Cook time: 30 minutes
Yield: Makes 12-14 muffins

For those of you who prefer to use oil over butter, be my guest (use 1 cup vegetable oil instead of the butter) but I have to tell you, I've made these both ways, and the butter version tastes better.

If you are including both walnuts and dried fruit, you will likely have more batter than is needed for 12 muffins. I got about 14 muffins from this batch, and that included filling the muffin cups up as far as they could possibly go (above the surface of the muffin tin).

INGREDIENTS

- 3 cups grated fresh zucchini
- 2/3 cup melted unsalted butter
- 1 1/3 cup sugar
- 2 eggs, beaten
- 2 teaspoons vanilla
- 2 teaspoons baking soda
- Pinch salt
- 3 cups all-purpose flour
- 2 teaspoons cinnamon
- 1/2 teaspoon nutmeg
- 1 cup walnuts (optional)
- 1 cup raisins or dried cranberries (optional)

METHOD

You don't need a mixer for this recipe.

1 Preheat the oven to 350°F (175°C). In a large bowl, mix together the sugar, eggs, and vanilla. Stir in the grated zucchini and melted butter.

2 In a separate bowl, mix together the flour, baking soda, cinnamon, and salt. Stir these dry ingredients into the wet mixture. Stir in walnuts, raisins or cranberries if using.

3 Coat each muffin cup in your muffin pan with vegetable oil spray. Use a spoon to distribute the batter equally among the cups, filling the cups up to the top.

4 Bake on the middle rack until muffins are golden brown. The top of the muffins bounce back when you press them.

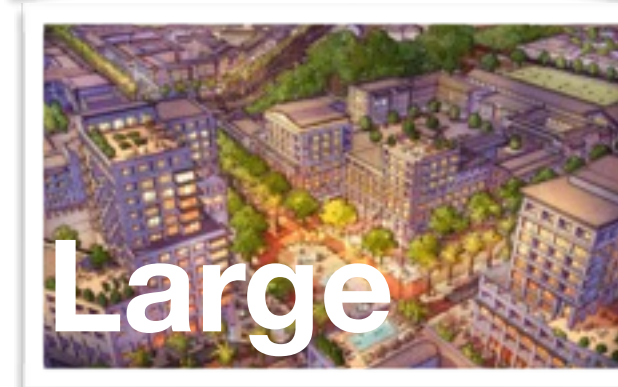
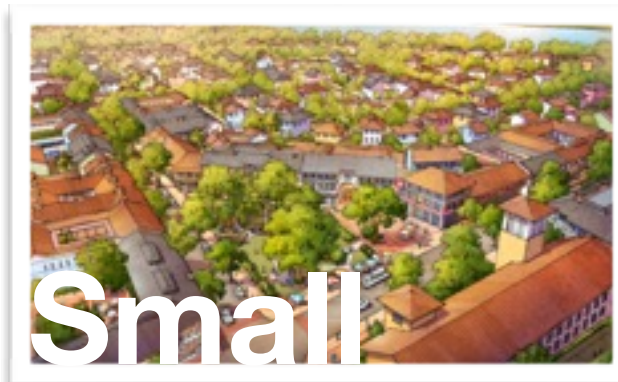
All Elements Coordinated and in One Location

Easy to Use and Administer: Clarity and Predictability

Effective Form-Based Zoning Districts

These are The Key Components

Operating System Based on Form: Think Simple



Overall Scale
Setbacks
Size of Uses


Clarity and Usability: Not Just About Adding Graphics

Zone Standards

Specific to Transit Zones 16.2.2.070

T4 Neighborhood Main Street (T4MS)

16.2.2.070 T4 Neighborhood Main Street (T4MS)



A. Intent

To provide a variety of urban housing choices and limited, neighborhood-serving service uses in narrow-to-medium footprint, medium-to-high density building types, which reinforce the walkable nature of the neighborhood, and support public transportation choices.

B. Sub-Zone(s)

Detached or Attached Buildings

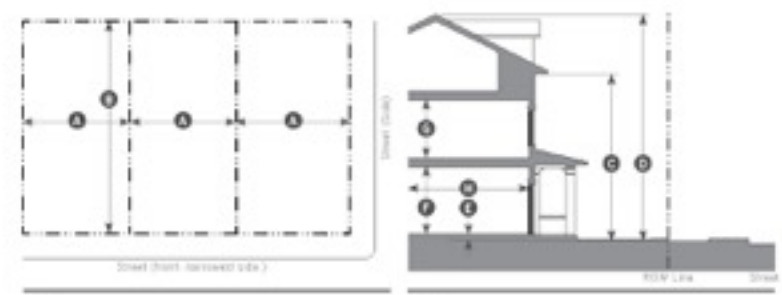
- Narrow to Medium Lot Width
- Narrow to Medium Footprint
- Buildings setback, at or close to ROW at corners
- Small to No Side Setbacks
- Up to 4 1/2 Stories
- Ground Floor flush with Sidewalk
- Primarily Shopfront, Stoops, Porches
- Retail and Service Streetscape

14MS-Open Zone (T4MS-C)

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

General note: The drawing above is intended to provide a brief overview of this Transit Zone and is illustrative only.

16.2.2.070 T4 Neighborhood Main Street (T4MS) Specific to Transit Zones



Key

--- ROW / Lot Line

C. Allowed Building Types

Building Type	Width ^A	Depth ^B	Standards
Carriage House	n/a	n/a	16.3.3.40
Detached House	30' min.;	75' min.	16.3.3.60
Compact	50' max.		
Duplex	40' min.;	80' min.	16.3.3.80
	75' max.		
Rowhouse	18' min.;	80' min.	16.3.3.90
	35' max.		
Multiplex Small	50' min;	100' min.	16.3.3.100
	75' max.		
Multiplex Large	75' min.;	100' min.	16.3.3.110
	100' max.		
Stacked Flats	75' min.;	100' min.	16.3.3.120
	150' max.		
Live/Work	18' min.;	80' min.	16.3.3.130
	35' max.		
Main Street	25' min.;	100' min.	16.3.3.180
	75' max.		

Storage containers or other pre-fabricated buildings are allowed per the development standards of the transit zone and including an allowed civic space type.

D. Building Form

Height

Main Building	
Stories	4 1/2 stories max. ¹
To Eave/Parapet	48' max. ^C
Overall	60' max. ^D
Accessory Structure(s)	
Accessory Dwellings	2 stories max.
Other	1 story max.
Ground Floor Finish Level above Sidewalk	6' max. ^E
Ground Floor Ceiling	14' min. ^F
Upper Floor(s) Ceiling	8' min. ^G

¹ See Building Type Standards for additional height standards. Ground floor lobbies and common areas in multi-unit buildings may have a 0' to 6' ground floor finish level.

Footprint

Depth, Ground Floor Space	24' min. ^H
Accessory Structure(s)	
Width	24' max.
Depth	32' max.

Miscellaneous

Max. 10' distance between entries to ground floor users. Loading docks, overhead doors, and other service entries shall be screened and not located on primary street facades.

Clarity and Usability: Not Just About Adding Graphics

Zone Standards

Specific to Transit Zone

16 Neighborhood Main Street

Key

- Buildable Area
- Acc. Structures Only
- Facade Zone
- ROW / Lot Line
- Building Setback Line

E. Building Placement

Setback (Distance from ROW / Lot Line)

Front (Facade Zone)

Interior Lot 3' min., 10' max.

Corner Lot 0' min., 10' max.

Side Street (Facade Zone) 3' min., 10' max.

Side 3' min., 10' max.

Main Building 3' min.

Accessory Structure(s) 3' min.

Rear 3' min.

Main Building, Lot Depth < 300' 20' min.

Main Building, Lot Depth > 300' Lot depth less 80'

Accessory Structure(s) 3' min.

Facade within Facade Zone 3' min.

Front 75% min.

Side Street 60% min.

1 Side setback not required between attached rowhouse or duplex units.

Miscellaneous

Existing adjacent buildings in front of the minimum front setback may be left to align with the facade of the front most immediately adjacent property.

Additional innovations to buildings not conforming with the standards are allowed if addition of innovation does not increase or incrementally decrease non-conformity.

Advis: Draft, December 2014

Key

- ROW / Lot Line
- Building Setback Line

F. Parking

Required Spaces

Residential Uses Min.

Studio or 1 Bedroom 11 per unit

2 or more Bedrooms 16 per unit

Non-Residential Uses

< 2,500 sq ft None.

> 2,500 sq ft 21,000 sq ft

Required parking may be reduced as

Subsection 5.50 (Parking).

For uses not listed above, see Table

Spaces Required.

No off-street parking required for use

structure(s).

Location (Distance from Lot Line)

Front Setback 40' min.

Side Street Setback 3' min.

Side Setback 0' min.

Rear Setback 0' min.

Miscellaneous

Curb Cut or Parking Driveway Width

< 40 spaces 14' max.

> 40 spaces 18' max.

Driveways may be shared between a

1 5' min. on Sonoma Blvd. for max. 2

City of Valley Development Code

16.2.2.0.0 16 Neighborhood Main Street CHMS

Key

- ROW / Lot Line
- Encroachment Area
- Building Setback Line

G. Encroachments

Encroachment Type

Front Side St. Side Rear

Frontage 10' max. 10' max. — —

Steps to Building

Entrance 3' max. 3' max. — —

Architectural Features 3' max. 3' max. 3' max. 3' max.

Signage A A — —

Landscaping A A A A

Forces or Free-standing

Well A/ A/ A/ A/

Overlays, Walkways A A A A/

Utility Lines, Wires and Related Structures A A A A

Satellite Dish Antennas — — A A

Encroachments are not allowed within a street ROW,

alley ROW or across a Lot Line.

See Chapter 16.3.4 (Specific to Frontage Types) for

further refinement of the allowed encroachments for

frontage elements.

14' max. height.

14' max. height.

1 driveway only allowed when access is from an alley.

Key A = Allowed — = Not Allowed

2-12 City of Valley Development Code

Specific to Transit Zone

16 Neighborhood Main Street (NMS) 16.2.2.0.0

I. NMS Use Table

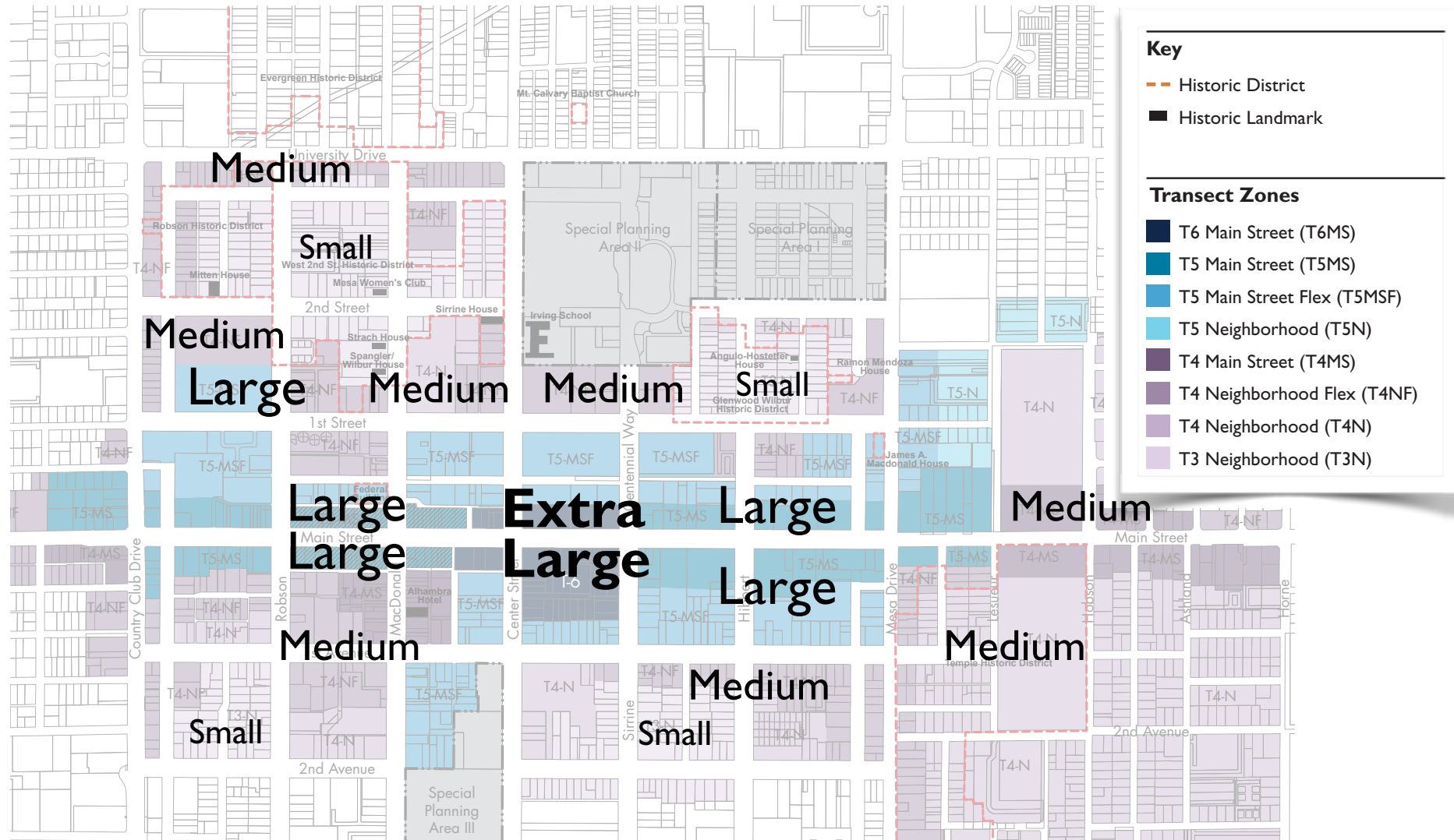
Use Type	Specific Use	Transit	THMS
	Transit	MS	MS-G
Residential			
Dwelling		P	P
Accessory Dwelling		P	P
Home Occupation	16.3.5.100.0	P	P
Home Office		P	P
Retail			
General Retail, except with any of the following features:		P	P
Alcoholic Beverage Sales		P	MUP
< 25% gross revenue		P	MUP
> 25% gross revenue		CUP	MUP
Drive-Through Services		—	—
Floor Area over 10,000 sq ft operating between:			
Sam-Sam		MUP	P
Sam-Tam		MUP	P
Slip-Lam		CUP	MUP
Outdoor Entertainment	16.3.5.100.1	P	P
Services			
Animal Services, including Boarding	16.3.5.100.A	P	P
Automatic Teller Machine	16.3.5.100.B	P	P
Day Care Center	16.3.5.100.E	P	P
Day Care Homes	16.3.5.100.E		
Adult		P	P
Type A (7 - 12 Children)		MUP	P
Type B (3 - 6 Children)		P	P
Lodging			
Inn	16.3.5.100.C	MUP	P
Hotel		—	—
Medical Services			
Clinic		MUP	P
Doctor Office		MUP	P
Office, Professional		MUP	P
Personal Services		—	P
Recreation, Education, Public Assembly			
Cultural Institution		MUP	P
Meeting Facilities		P	P
Park, Open Space, Playground	16.3.8	P	P
Public Safety Facility		—	—
Recreational Facility		P	P
Indoor < 3,000 sq ft		—	MUP
Street vendor/Food Truck		—	MUP

Table Continues on Next Page

Advis: Draft, December 2014

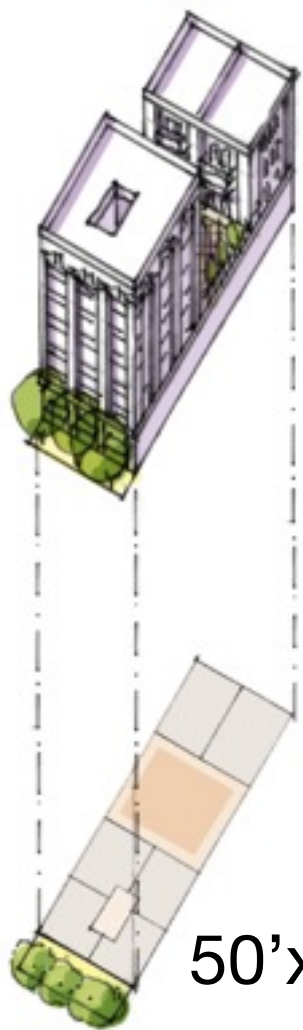
City of Valley Development Code 16.2.2

At Most Basic Level: Establishing a Hierarchy of Scale

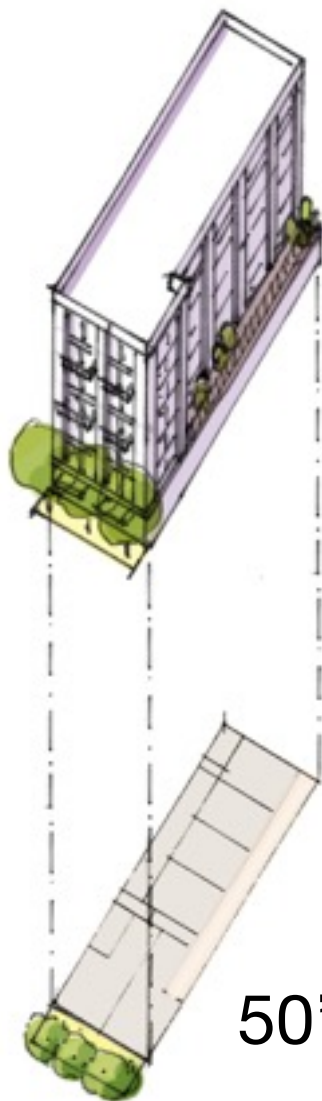


What We Heard: Some Want Bigger. Some Want Smaller.

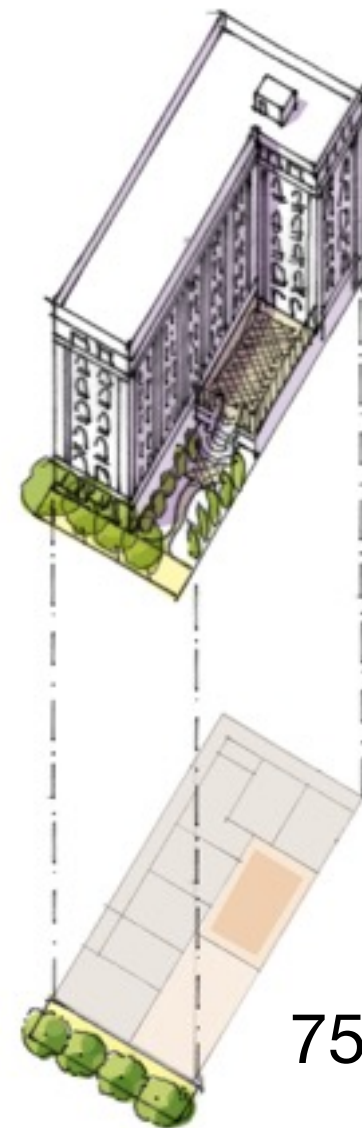
Building Types as “Ingredients of Place”



50'x150'



50'x150'



75'x150'

Building Types as “Ingredients of Place”



Standards = range of expectations

Specific to Transit Zones

14 Neighborhood Main Street (TBM) | 06.2.2.030

Key

- Buildable Area
- ROW / Lot Line
- Building Setback Line
- Facade Zone

E. Building Placement

Setback (Distance from ROW / Lot Line)

Front (Facade Zone)	Side Street (Facade Zone)
Interior Lot: 0' min., 10' max.	0' min., 10' max.
Corner Lot: 0' min., 10' max.	0' min., 10' max.
Side Street (Facade Zone): 0' min., 10' max.	0' min., 10' max.
Side: Main Building: 0' min., Accessory Structure(s): 0' min.	0' min., 0' min.
Rear: Main Building, Lot Depth < 100': 20' min., Main Building, Lot Depth > 100': Lot depth less 80', Accessory Structure(s): 0' min.	0' min., 0' min.
Facade within Facade Zone: Front: 75% min., Side Street: 60% min.	

F. Parking

Required Spaces

Residential Uses	Non-Residential Uses
Studio or 1 Bedroom: 1/2 per unit	< 2,500 sf: None, > 2,500 sf: 21,000 sf above first 2,500 sf
2 or more Bedrooms: 1 1/2 per unit	

Required parking may be reduced as set forth in Subsection 5.50 (Parking). For uses not listed above, see Table 5.50.A (Parking Spaces Required).

No off-street parking required for uses within accessory structure(s).

Location (Distance from Lot Line)

Location	Distance
Front Setback	40' min. ¹
Side Street Setback	0' min.
Side Setback	0' min.
Rear Setback	0' min.

Miscellaneous

Existing adjacent buildings in front of the minimum front setback may be set to align with the facade of the front most immediately adjacent property. Additions/removals to buildings not conforming with the standards are allowed if addition or removal does not increase or incrementally decrease non-conformity.

Address Draft December 2014. City of Raleigh Development Code | 2-11

Medium Lot: Mixed-Uses

A mix of uses promote walkability, with retail or commercial uses along Sonoma Boulevard and rowhouses arranged around a courtyard or facing the side street.

Figure 3.1.12: Medium Lot Building Prototype

E Back-under rowhouses and stacked flats are arranged to create a private courtyard and shared green space for residents; a low wall holds the street edge.

F Retail use anchors the corner.

G Rowhouses face Sonoma Blvd. with dooryards and rooftop terraces.

Medium Lot: Mixed-Use Metrics

Metric	Value
Building Type(s)	Main street; Stacked Flats with courtyard; Live/Work
Lot Size	129' x 195'
Lot Square Feet	25,160 sf
Lot Acreage	.58 ac
Number of Units	14
Resultant Density	24.1 du/sf
Square Feet per Floor	7,400 sf (MU)
Total Square Footage	22,200 sf (MU)
Average Unit Size	25' x 30' x 3 floors = 2,250 sf (TH) 1,000 sf (apartment)
Open Space Square Footage	1,000 sf

Medium Lot: Commercial

Commercial/office uses along Sonoma Boulevard activate the streetscape by placing shared parking lots behind the building(s).

Figure 3.1.13: Medium Lot Building Prototype

H Single-story commercial building on side street with lobby and offices.

I Pedestrian passage provides access to a shared parking lot.

J Commercial main-street building with ground-level retail along Sonoma Boulevard and offices above; outdoor seating activates the corner.

Medium Lot: Commercial Metrics

Metric	Value
Building Type(s)	Main street buildings (2)
Lot Size	129' x 195'
Lot Square Feet	25,160 sf
Lot Acreage	.58 ac
Number of Units	-
Resultant Density	-
Square Feet per Floor	6,000 sf
Total Square Footage	17,500 sf
Average Unit Size	-
Open Space Square Footage	1,500 sf
Parking Count	22 on site / 13 on street

2 of the tested outcomes

Within Zones Hierarchy of Form and Scale Should be Clear

Less Urban

More Urban



T3

T4

T5



Cincinnati, OH Form-Based Zoning Districts

Form Hierarchy Should be Obvious: Cincinnati, OH

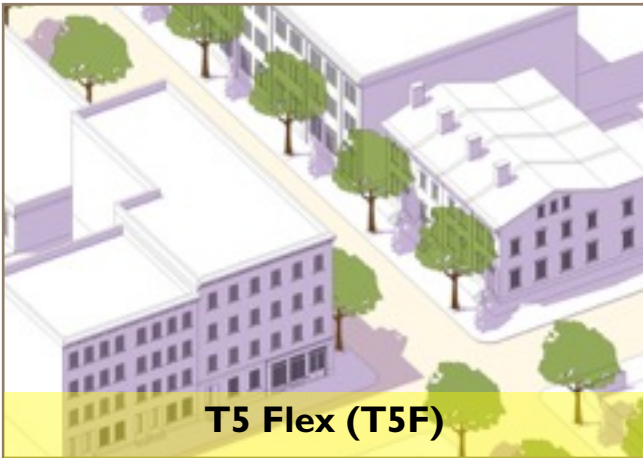
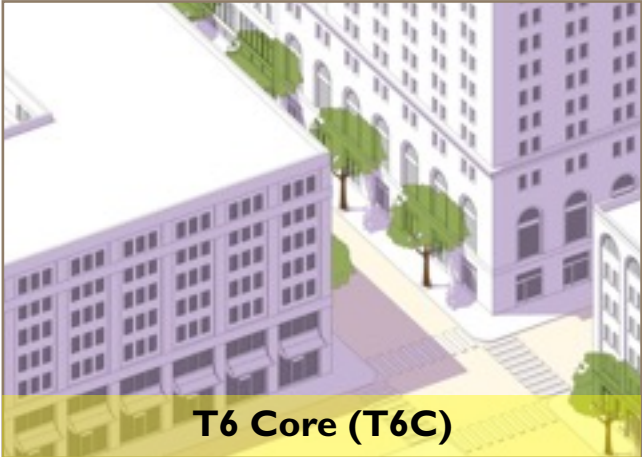
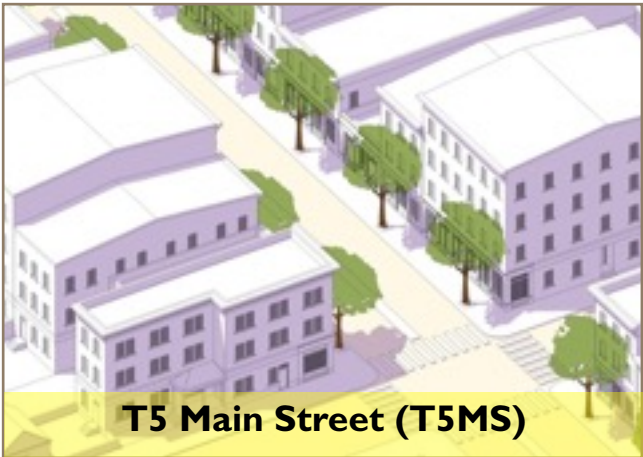
Less Urban

More Urban

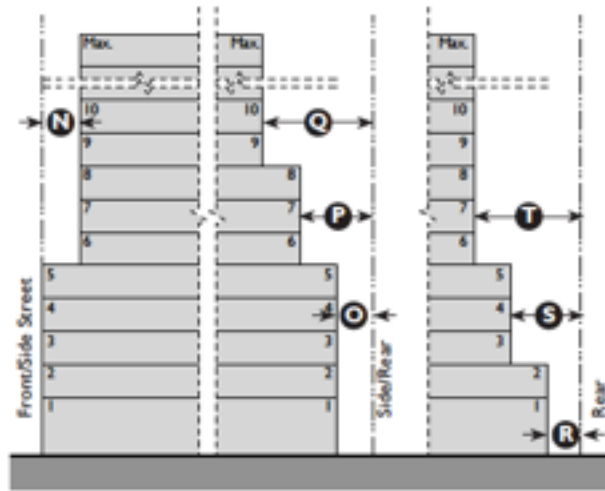


T5 (continued)

T6



Transitions Between Scales Directly Regulated within Zoning District Standards



Key

ROW / Property Line

Building

C. High-Rise/Mid-Rise Buildings in T5MSF/T5N

Front/Side Street Setback

Floors 6+ 10' min. N

Side Setback

Abutting T6/T5/T4

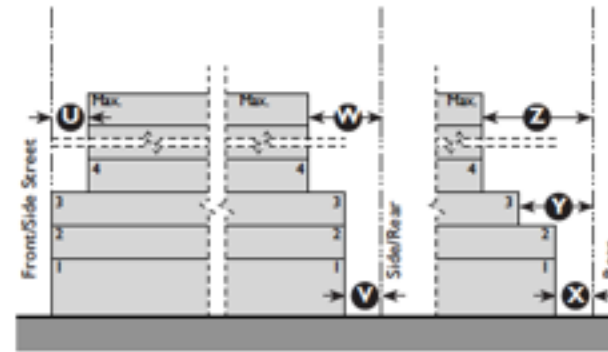
Floors 1-5 0' min. O

Floors 6-8 10' min. P

Floors 9+ 30' min. Q

Abutting T3

Floors 1-5 10' min. O



Key

ROW / Property Line

Building

D. Mid-Rise Buildings in T4MS

Front/Side Street Setback

Floors 4+ 10' min. U

Side Setback

Floors 1-3 0' min. V

Floors 4+ 10' min. W

Rear Setback

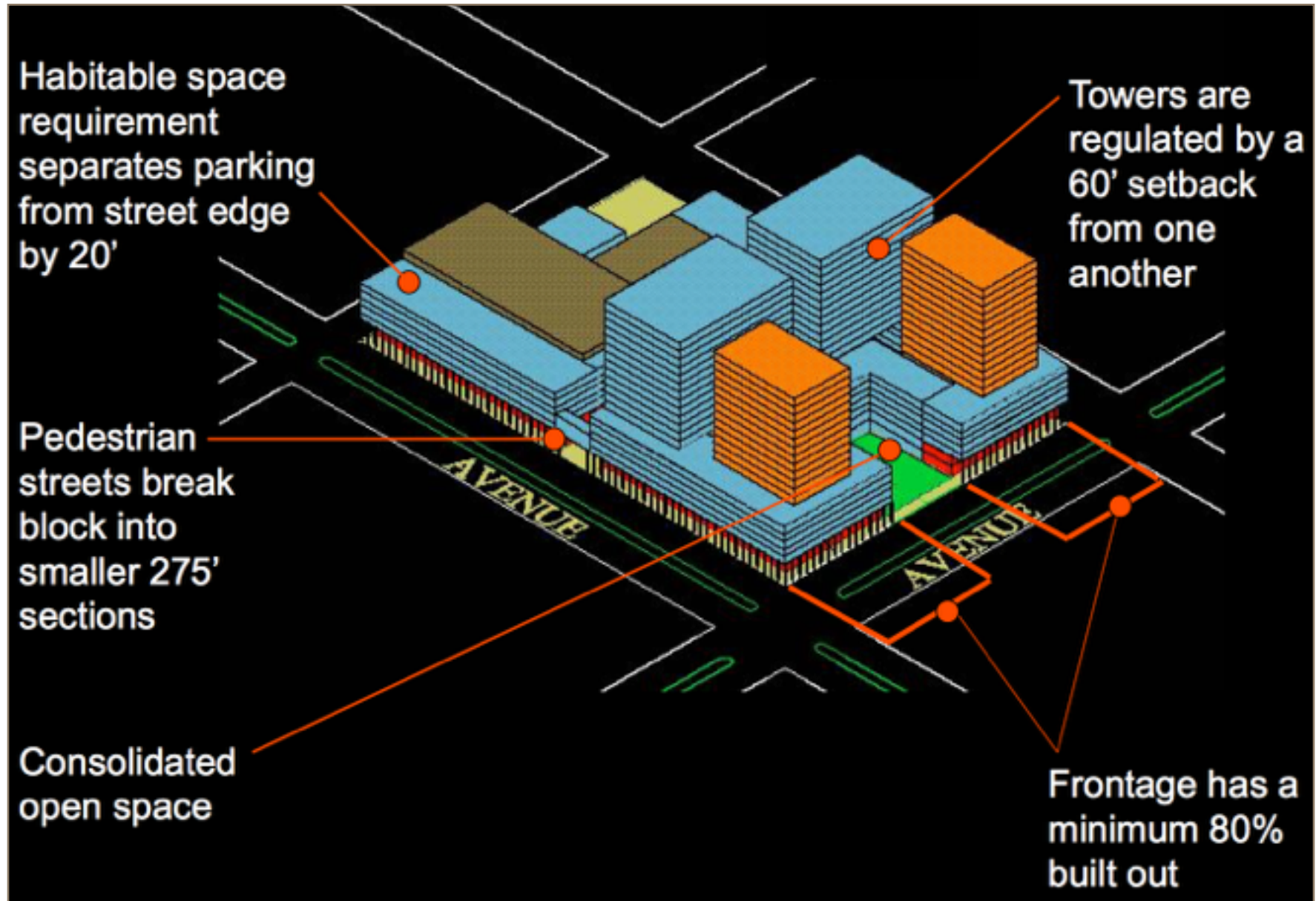
Abutting T6/T5/T4

Floors 1-3 10' min. V

Floors 4+ 20' min. W

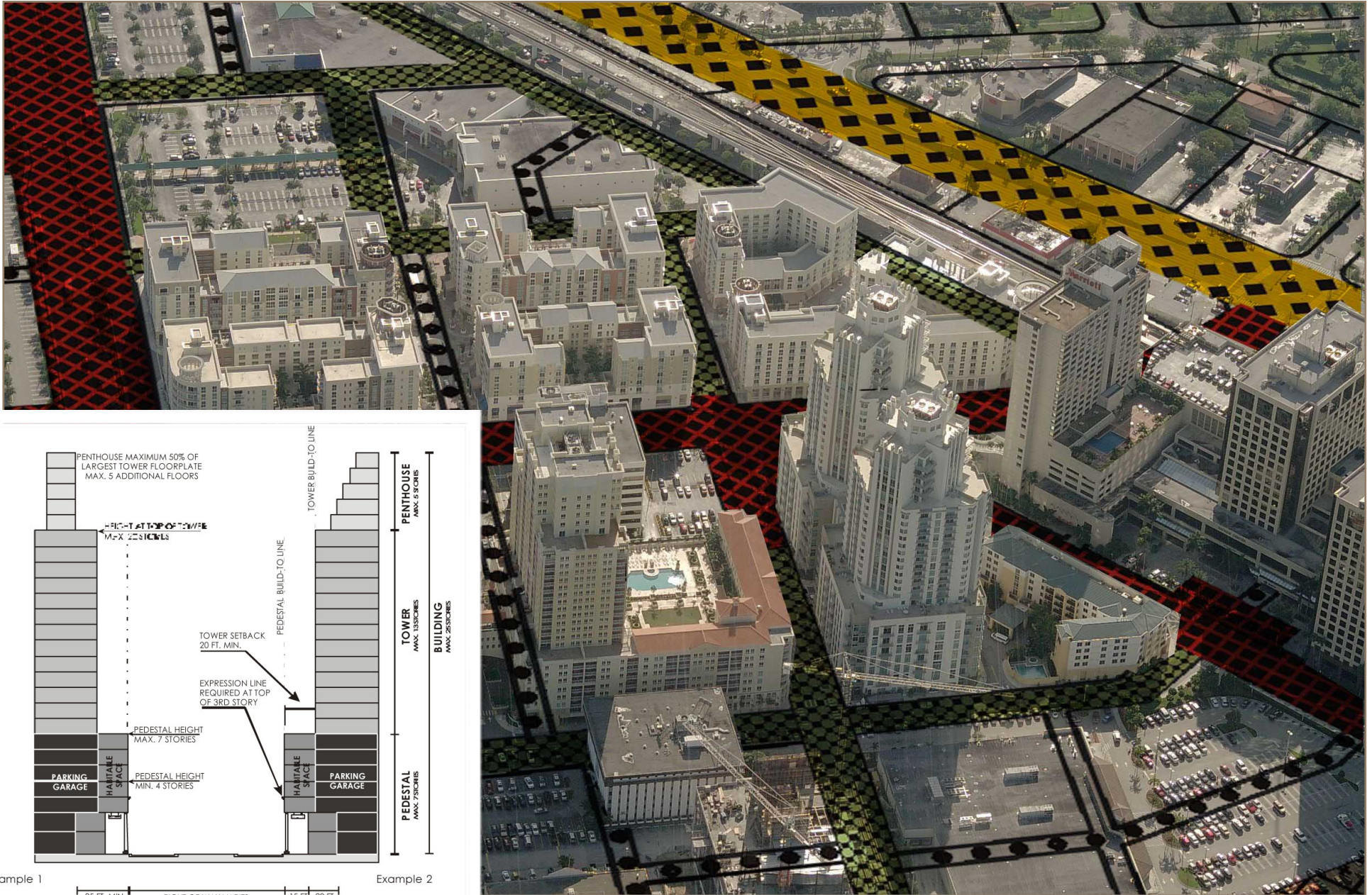
Predictable Outcome: Vs Difference Btwn 2.5 and 3.0 FAR

Regulating the Specific Desired Form of Urban Buildings



Miami-Dade County, FL
Dover, Kohl & Partners

Varied Urban Scales and a Vibrant Public Realm



Dover, Kohl & Partners

Some Thoughts on Projects “On the Boards”

Carefully Considering Tower Bulk - Not Just Height

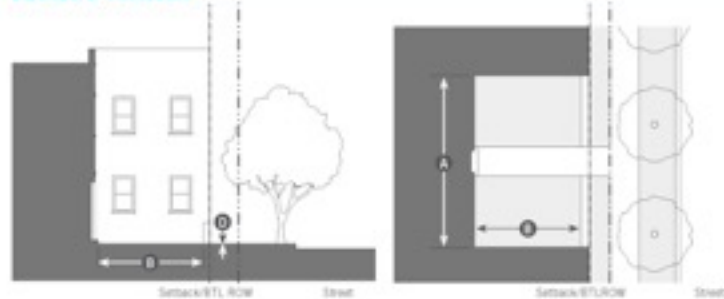


Carefully Considering Tower Bulk and Context - Not Just Height



Frontage Standards

5.20.050.G Forecourt



Key

--- ROW / Lot Line --- Setback Line/BTL

A. Description

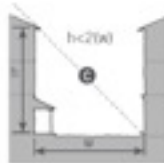
The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court. The space may be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

B. Size

Width, Clear	12' min.	A
Depth, Clear	12' min.	B
Ratio, Height to Width	2:1 max.	C
Height from sidewalk	4' max.	D

C. Miscellaneous

The proportions and orientation of these spaces shall comply with the diagram below for solar orientation and user comfort.



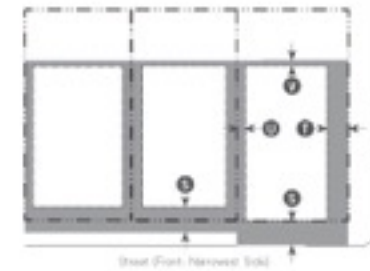
This forecourt visually extends the public realm into the lot.



This residential forecourt provides an entry yard and breaks down the overall massing along the street.

5.20.050.G

3.20.100 | T4 Main Street



Key

--- ROW / Lot Line ■ Encroachment Area
--- Building Setback Line

6. Encroachments

Encroachment Type	Front	Side St.	Side	Rear
Frontage ¹	10' max. ¹	10' max. ¹	—	—
Steps to Building	—	—	—	—
Entrance	3' max.	3' max.	—	—
Architectural Features	2' max.	2' max.	2' max.	2' max.
Signage	A	A	—	—
Landscaping	A	A	A	A
Fences or Freestanding Walls	A ¹	A ¹	A ¹	A ¹
Driveways, Walkways	A	A	A	A ¹
Utility Lines, Wires and Related Structures	A	A	A	A
Satellite Dish Antennas	—	—	A	A
Encroachments at grade are not allowed within a street ROW, alley ROW or across a Lot Line.	—	—	—	—
14' max. height	—	—	—	—
18' max. height	—	—	—	—

¹ Driveway only allowed when access is from an alley.
² See Section 5.20.050 (Frontage Types) for further refinement of the allowed encroachments for frontage elements.
³ Gallery frontages may encroach over sidewalk. All other frontages may only encroach up to property line.

Private Frontage Type	Front	Side St.	Standards
Perch: Projecting	A ¹	A	5.20.050.D
Perch: Engaged	A ¹	A	5.20.050.E
Stoop	A ¹	A	5.20.050.F
Forecourt	A	A	5.20.050.G
Dooryard	A ¹	A	5.20.050.H
Shopfront	A ¹	—	5.20.050.J
Terrace	A	—	5.20.050.K
Gallery	A	—	5.20.050.L

¹ Required in Limited sub-zone

² Not allowed in Limited sub-zone

7. Streetscape

Replace or Install Street Trees	Min.	Standards
Addition, Renovation, New Building	—	—
< 1,000 sf	2 street trees	Table 7.30.090.G
< 2,500 sf	3 street trees	Table 7.30.090.G
> 2,500 sf	Street trees along frontage	Table 7.30.090.G

Key

A = Allowed — = Not Allowed

You Have Some Examples of What to Avoid



This Transition is Very Important to Regulate!



Good Shopfronts are In Demand by Businesses



Residential Frontages are Important



Buildings and their lots shape the streetscape through a variety of ways or “types”

Building Type Standards

11-59-14 Mid-Rise



A. Description

Mid-Rise: This Building Type is a medium to large-sized structure, 4 to 8 stories tall built on a large lot that incorporates structured parking. This building type can be used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses; or may be a single use building, typically service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban downtown providing high density buildings.

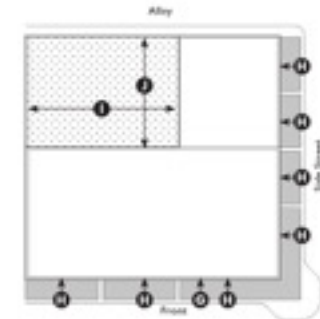
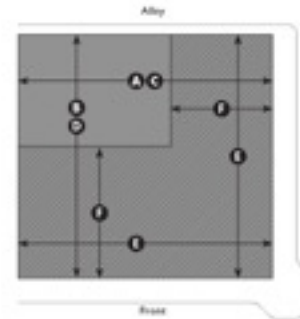
T1	T2	T3	T4	T5	T6
IN	IN	IN	IN	IN	IN
10'	10'	10'	10'	10'	10'
10'	10'	10'	10'	10'	10'

Key
T1 allowed
T2 if not allowed

B. Lot

Lot Size
Width 100' min.; 200' max. ^A
Depth 100' min.; 150' max. ^B

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW / Property Line	■ Building
--- Setback Line	■ Floors 3+

C. Number of Units

Unrestricted

D. Building Size and Massing

Height
Height 4 stories min.; 8 stories max. ¹

Footprint

Floors 1-2
Width 200' max. ^C
Depth 150' max. ^D
Lot Coverage 100% max.

Floors 3+

Width 150' max. ^E
Depth 65' max. ^F

The floorplate of any floor may not be larger than the floor below.

E. Allowed Frontages

Shopfront	Dooryard
Gallery	Terrace

¹Height must also comply with Building Form Standards.

Key

--- ROW / Property Line	■ Frontage
--- Setback Line	□ Open Space

F. Pedestrian Access

Upper floor units shall be accessed by a common entry along the front. ^G

Ground floor units may have individual entries along the front or side street. ^H

G. Vehicle Access and Parking

Parking may be accessed from the front, alley or side street. Parking may be accessed from the front only when there is no adjacent alley or side street.

On-site parking spaces shall be in a structured garage.¹

H. Open Space

No private open space requirement. Podium tops should be used to provide open space.

I. Courtyard(s)

Width 20' min.; 50' max. ^I
Width-to-Height Ratio 1:2 to 2:1

Depth 20' min.; 150' max. ^J
Depth-to-Height Ratio 1:1 to 3:1






¹A limited number of surface parking spaces along an alley may be approved by the Director.

Group of Building Types Calibrated for the City

Specific to Building Types

1703-3.30

Table 1703-3.30.A: Building Types General

Building Type	Transect Zones										
 <p>Carriage House. This Building Type is an accessory structure typically located at the rear of a lot. It typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.</p>	<table> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T5MS</td><td>T5N.1</td></tr> <tr><td>T5N.2</td><td>T5F</td></tr> <tr><td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
T3E	T3N										
T4N.1	T4N.2										
T5MS	T5N.1										
T5N.2	T5F										
T6C											
 <p>Detached House: Medium. This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.</p>	<table> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T5MS</td><td>T5N.1</td></tr> <tr><td>T5N.2</td><td>T5F</td></tr> <tr><td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
T3E	T3N										
T4N.1	T4N.2										
T5MS	T5N.1										
T5N.2	T5F										
T6C											
 <p>Detached House: Compact. This Building Type is a small detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T5MS</td><td>T5N.1</td></tr> <tr><td>T5N.2</td><td>T5F</td></tr> <tr><td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
T3E	T3N										
T4N.1	T4N.2										
T5MS	T5N.1										
T5N.2	T5F										
T6C											
 <p>Cottage Court. This Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing element of this Type. This Type is appropriately-scaled to fit within primarily single-family or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T5MS</td><td>T5N.1</td></tr> <tr><td>T5N.2</td><td>T5F</td></tr> <tr><td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
T3E	T3N										
T4N.1	T4N.2										
T5MS	T5N.1										
T5N.2	T5F										
T6C											
 <p>Duplex. This Building Type is a small- to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street and within a single building massing. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T5MS</td><td>T5N.1</td></tr> <tr><td>T5N.2</td><td>T5F</td></tr> <tr><td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
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T5MS	T5N.1										
T5N.2	T5F										
T6C											

Key

T# Allowed

T# Not Allowed

City of Cincinnati Form-Based Code


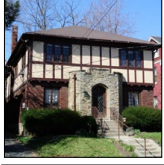


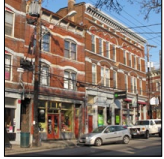
Public Review Draft: 9/21/12

1703-3-3

1703-3.30

Specific to Building Types

Table 1703-3.30.A: Building Types General (continued)

Building Type	Transect Zones										
 <p>Rowhouse. This Building Type is a small- to medium-sized typically attached structure that consists of 2–8 Rowhouses placed side-by-side. In a feature unique to Cincinnati, this Type may also occasionally be detached with minimal separations between the buildings. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. Syn: Townhouse</p>	<table> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T5MS</td><td>T5N.1</td></tr> <tr><td>T5N.2</td><td>T5F</td></tr> <tr><td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
T3E	T3N										
T4N.1	T4N.2										
T5MS	T5N.1										
T5N.2	T5F										
T6C											
 <p>Multi-plex: Small. This Building Type is a medium structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a medium-sized family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T5MS</td><td>T5N.1</td></tr> <tr><td>T5N.2</td><td>T5F</td></tr> <tr><td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
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T4N.1	T4N.2										
T5MS	T5N.1										
T5N.2	T5F										
T6C											
 <p>Multi-plex: Large. This Building Type is a medium- to large-sized structure that consists of 7–18 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit within medium-density neighborhoods or sparingly within large lot predominantly single-family neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>	<table> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T5MS</td><td>T5N.1</td></tr> <tr><td>T5N.2</td><td>T5F</td></tr> <tr><td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
T3E	T3N										
T4N.1	T4N.2										
T5MS	T5N.1										
T5N.2	T5F										
T6C											
 <p>Stacked Flats. This Building Type is a medium- to large-sized structure that consists of multiple dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or may share a common entry. This Type is appropriately scaled to fit adjacent to neighborhood serving main streets and walkable urban neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. This building type may include a courtyard.</p>	<table> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T5MS</td><td>T5N.1</td></tr> <tr><td>T5N.2</td><td>T5F</td></tr> <tr><td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
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T4N.1	T4N.2										
T5MS	T5N.1										
T5N.2	T5F										
T6C											
 <p>Live/Work. This Building Type is a small to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a neighborhood main street. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands.</p>	<table> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T5MS</td><td>T5N.1</td></tr> <tr><td>T5N.2</td><td>T5F</td></tr> <tr><td>T6C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T5MS	T5N.1	T5N.2	T5F	T6C	
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T6C											

Key

T# Allowed

T# Not Allowed

1703-3-4

Public Review Draft: 9/21/12

City of Cincinnati Form-Based Code

A Range of Types are Allowed Within Each Zone

Specific to Transect Zones

1703-2.70

T4 Neighborhood Small Footprint (T4N.2)

1703-2.70 T4 Neighborhood Small Footprint (T4N.2)



A. Intent

To provide variety of urban housing choices, in small-to-medium footprint, medium-to-high density building types, which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this Zone, and support public transportation alternatives. The following are generally appropriate form elements in this Zone:

- Detached or Attached
- Narrow-to-Medium Lot Width
- Small-to-Medium Footprint
- Building at or Close to ROW
- Small to No Side Setbacks
- Up to 2½ Stories
- Elevated Ground Floor
- Primarily with Stoops and Porches

B. Sub-Zone(s)

T4N.2-Open Zone (T4N.2-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

City of Cincinnati Form-Based Code

Public Review Draft: 9/21/12

1703-2-23

C. Allowed Building Types

Building Type	Lot		Standards
	Width A	Depth B	
Carriage House	n/a	n/a	1703-3.40
Detached House: Compact	30' min.; 50' max.	75' min.	1703-3.60
Cottage Court	75' min.; 100' max.	100' min.	1703-3.70
Duplex	40' min.; 75' max.	100' min.	1703-3.80
Rowhouse	18' min.; 35' max.	80' min.	1703-3.90
Multi-Plex: Small	50' min.; 100' max.	100' min.	1703-3.100
Live/Work	18' min.; 35' max.	80' min.	1703-3.130

Each Type Has Supplemental Form Standards

5.20.030.J

Alley access required if alley exists

Front Street

Side Street

Alley access required if alley exists

Front Street

Side Street

Key

--- ROW / Lot Line

--- Setback Line

■ Building

B. Number of Units

Units per Building	24 max.
Buildings per Lot	1 max.

C. Building Size and Massing

Height	T4N.1	T4N.2	T4MS	T5
Max. Number of Stories	2 1/2	3 1/2	4 1/2	5

May exceed max height for Community Benefits as specified in 2.20.040. Height shall also comply with Subsection D of transect zone standards.

Vallejo Room allowed on uppermost roof per 5.20.040.C except in T5 zones.

Main Body

Width	80' max.	A
Depth	75' max.	B

Secondary Wing(s)

Width	60' max.	C
Depth	36' max.	D

Key

--- ROW / Lot Line

--- Setback Line

■ Frontage

□ Private Open Space

D. Allowed Frontage Types

Porch Projecting	5.20.050.I
Porch Engaged	5.20.050.J
Stoop	5.20.050.G
Terrace	5.20.050.L

E. Pedestrian Access

Main Entrance Location: Public Courtyard **E**

No more than 3 units may enter from one stoop or corridor. On corner lots, units in a secondary wing may enter from the side street.

F. Private Open Space

Width/depth/height ratio	1:1
Width/depth	20' min.
% of width of building	50% max.

Edge of courtyard not defined by building shall be defined by 2'-6" to 3' tall wall.

Civic Space Standards

Civic Space Types

10-70.10.030

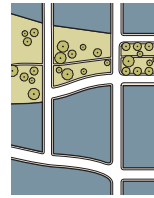
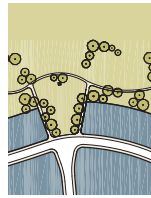
Table 10-70.10.030.A Civic Spaces

TRANSECT ZONE

T1 T2 T3 T4 T5 T6 T1 T2 T3 T4 T5 T6 T1 T2 T3 T4 T5 T6

Civic Space Type Park Greenway Green

Illustration



Description

A natural preserve available for unstructured recreation.

A linear space in largely natural conditions for unstructured recreation.

An open space, available for unstructured recreation.

Size and Location

Size			
Minimum	8 acres	8 acres	1/2 acre
Maximum	-	-	8 acres
Frontage	Independent	Independent/Building Frontage	Independent/Building Frontage
Character	Natural	Natural	Natural

Typical Uses

Passive/Active (Unstructured) Open Space, Civic Uses, Paths and Trails, Woodland and Open Shelters, Community Gardens, Playgrounds	Passive/Active (Unstructured) Open Space, Civic Uses, Trails for Bicycles and Pedestrians, Community Gardens, Playgrounds	Passive/Active (Unstructured) Open Space, Civic Uses, Community Gardens, Playgrounds
--	---	--

Stormwater Management

Integrated Runoff, Bioretention, Extended Detention Basins, Porous Pavements and Landscaping	Integrated Runoff, Bioretention, Extended Detention Basins, Porous Pavements and Landscaping	French Drains, Porous Pavements and Landscaping
--	--	---

Key

T# Allowed

T# Not Allowed

Flagstaff Zoning Code

70.10-3

10-70.10.030

Civic Space Types

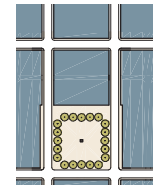
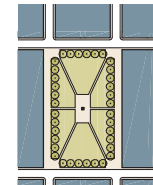
Table 10-70.10.030.A Civic Spaces (continued)

TRANSECT ZONE

T1 T2 T3 T4 T5 T6 T1 T2 T3 T4 T5 T6 T1 T2 T3 T4 T5 T6

Civic Space Type Square Plaza Pocket Plaza

Illustration



Description

An open space available for unstructured recreation and civic purposes.

An open space available for civic purposes and commercial activities.

An open space available for civic purposes and commercial activities.

Size and Location

Size			
Minimum	1/2 acre	1/2 acre	4,000 sf
Maximum	5 acres	2-1/2 acres	1/2 acre
Frontage	Independent	Independent/Building Frontage	Building Frontage
Character	Formal	Formal	Formal

Typical Uses

Passive/Active (Unstructured) Open Space, Civic Uses, Paths, Community Gardens, Playgrounds	Passive/Active (Unstructured) Open Space, Civic Uses, Commercial Uses, Community Garden, Playground	Passive/Active (Unstructured) Open Space, Civic Uses, Commercial Uses, Community Garden, Playground
---	---	---

Stormwater Management

French Drains, Porous Pavements, and Landscaping	French Drains, Porous Pavements, and Landscaping	French Drains, Porous Pavements, and Landscaping
--	--	--

Key

T# Allowed

T# Not Allowed

70.10-4

Flagstaff Zoning Code

Defining a Network of High-Quality Public Spaces



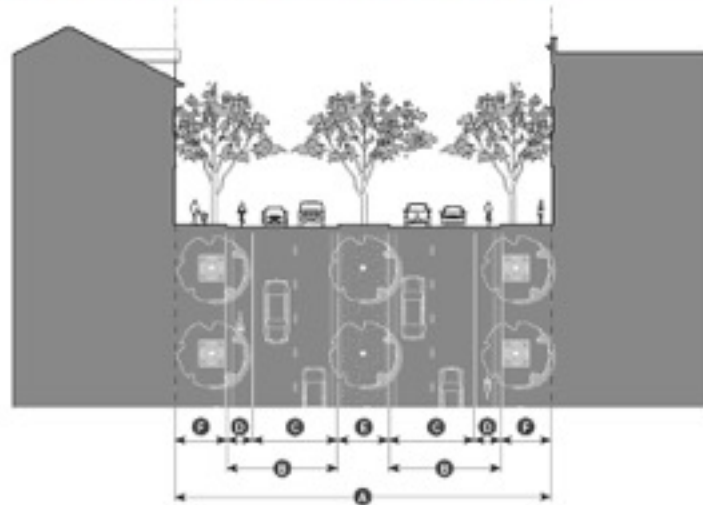
4.50.050 - Open Space and Civic Space Regulating Plan Downtown Station Area

- A Pedestrian Priority Design Area.** The streets and sidewalks in this area shall be designed to feel like a continuation of public space. This includes the use of decorative pavers or street print and rolled curbs and bollards where feasible. These locations are areas where the streets may be closed off for community events.
- B Linear Park.** The linear park shall contain a central sidewalk and regularly spaced benches. See Thoroughfare Standards for a cross section and dimensional requirements.
- C Neighborhood Square.** 75' min. width; see 4.50 for additional regulations.
- D Pocket Plaza.** See 4.50 for regulations.
- E Potential Future Pocket Park.** (on existing parking lot) See 4.50 for regulations. A vertical element should be used to terminate the view down the Transverse Street.
- F Future Promenade Expansion.** Future redevelopment of the parcels between Weller Street and the Petaluma River shall include an expansion of the promenade with a 12' min. wide trail.
- G Amphitheater** or other Civic gathering/ event space.
- H River Overlooks.** Boardwalks constructed of wooden piers, beams, and floor planks, that project over the Turning Basin and have minimal impact on the shoreline below.
- I Plaza.** 30' min. width from the top of the bank to the face of the Special Building at the western end; 50' min width from the top of the bank to the face of all other buildings. See 4.50 for additional regulations.
- J Promenade.** 30' min. width from top of bank to the face of the buildings. 12' min. wide walkway.
- K General Waterfront Open Space.** 20' min. width from top of bank to the face of the buildings. 6' min. wide walkways.
- M Public Docks.**
- Orange arrow icon Access Points to Water.**

Thoroughfare Standards

7.10.040.D

7.10.040.D Four Lane Avenue, with Planted Median and Bike Lanes

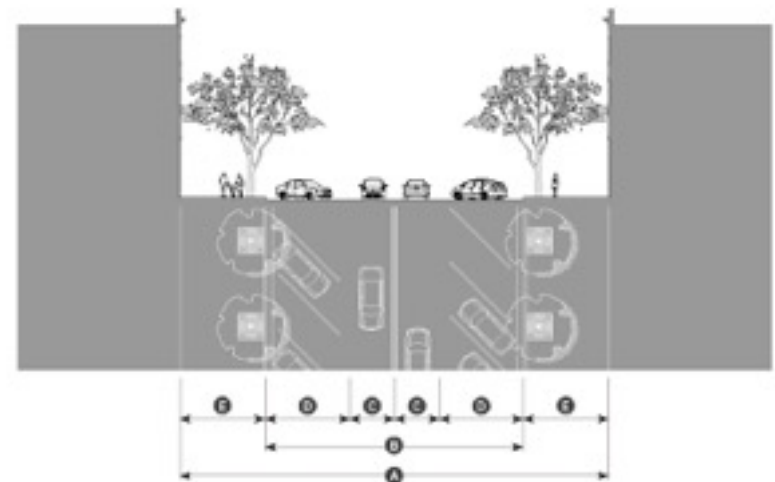


A. Application	
T1	T1N.1
T1M.1	T1M.2
T1M.3	T1N.2
T1M.4	T1M.5
Movement Type	Low
Design Speed	35 mph
B. Overall Widths	
Right-of-Way (ROW) Width	90' - 110'
Pavement Width	2 @ 28'
C. Lane Assembly	
Traffic Lanes	4 @ 11'
Bicycle Lanes	2 @ 6'
Parking Lanes	Potential depending on ROW dimension
Median/Turn pocket	Varies
D. Public Frontage Assembly	
Frontage Type	Commercial street
	7.20.080.F.5 or 6
Drainage Collection Type	Curb and gutter
Planter Type	4' x 4' tree wells
Landscape Type	Trees at 30' o.c. avg.
Lighting Type	Post or column, double column at intersections
Walkway Type	Min. 13.5' sidewalk
Curb Type	Raised

Key ☒ By Right ☒ By Review ☒ Not Allowed

7.10.040.E

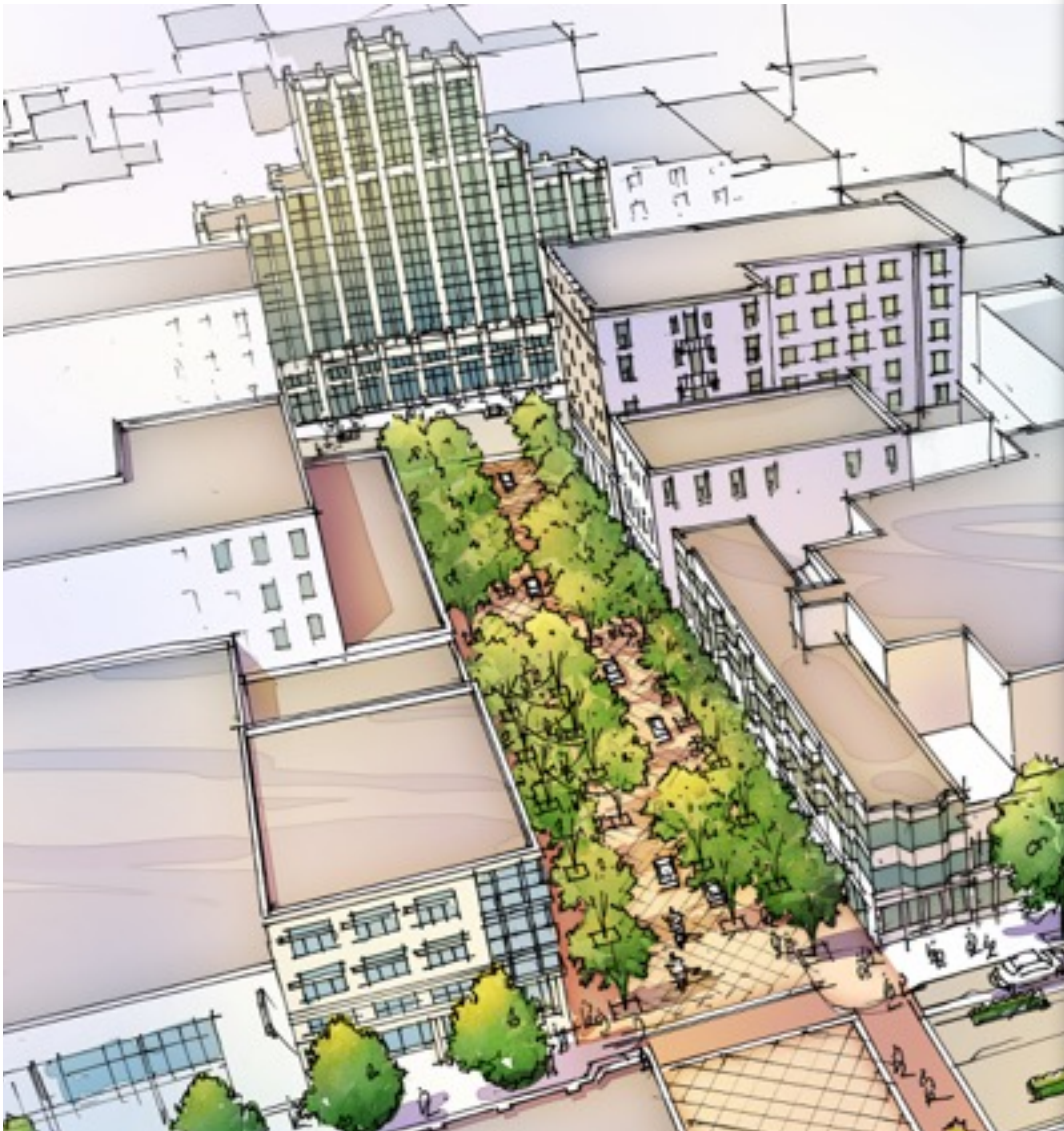
7.10.040.E Main Street Diagonal Parking



A. Application	
T1	T1N.1
T1M.1	T1M.2
T1M.3	T1N.2
T1M.4	T1M.5
Movement Type	Slow
Design Speed	20 mph
B. Overall Widths	
Right-of-Way (ROW) Width	100'
Pavement Width	60'
C. Lane Assembly	
Traffic Lanes	2 @ 12'
Bicycle Lanes	None
Parking Lanes	2 @ 18'; marked 45° angled parking
Medians	None
D. Public Frontage Assembly	
Frontage Type	Commercial street
	7.20.080.F.5 or 6
Drainage Collection Type	Curb and gutter
Planter Type	4' x 4' tree wells
Landscape Type	Trees at 30' o.c. avg.
Lighting Type	Post, column, or double column
Walkway Type	20' sidewalk
Curb Type	Raised

Key ☒ By Right ☒ By Review ☒ Not Allowed

Public Spaces for People Rather than Cars



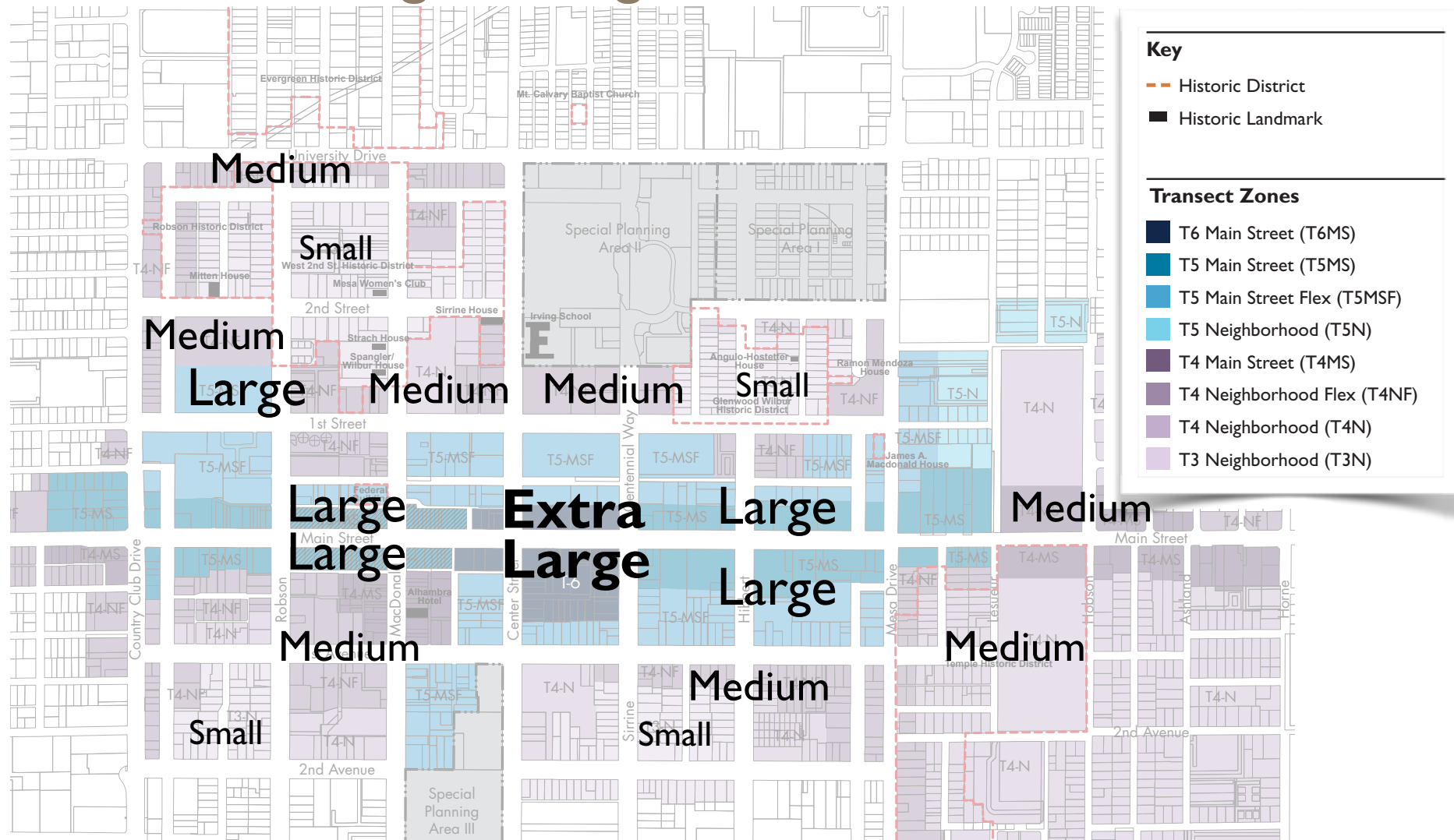
Oakland, CA

Downtown Oakland Specific Plan

Zoning Map/Regulating Plan: Utilizing a More Detailed Assessment of Existing Conditions to Inform the Mapping

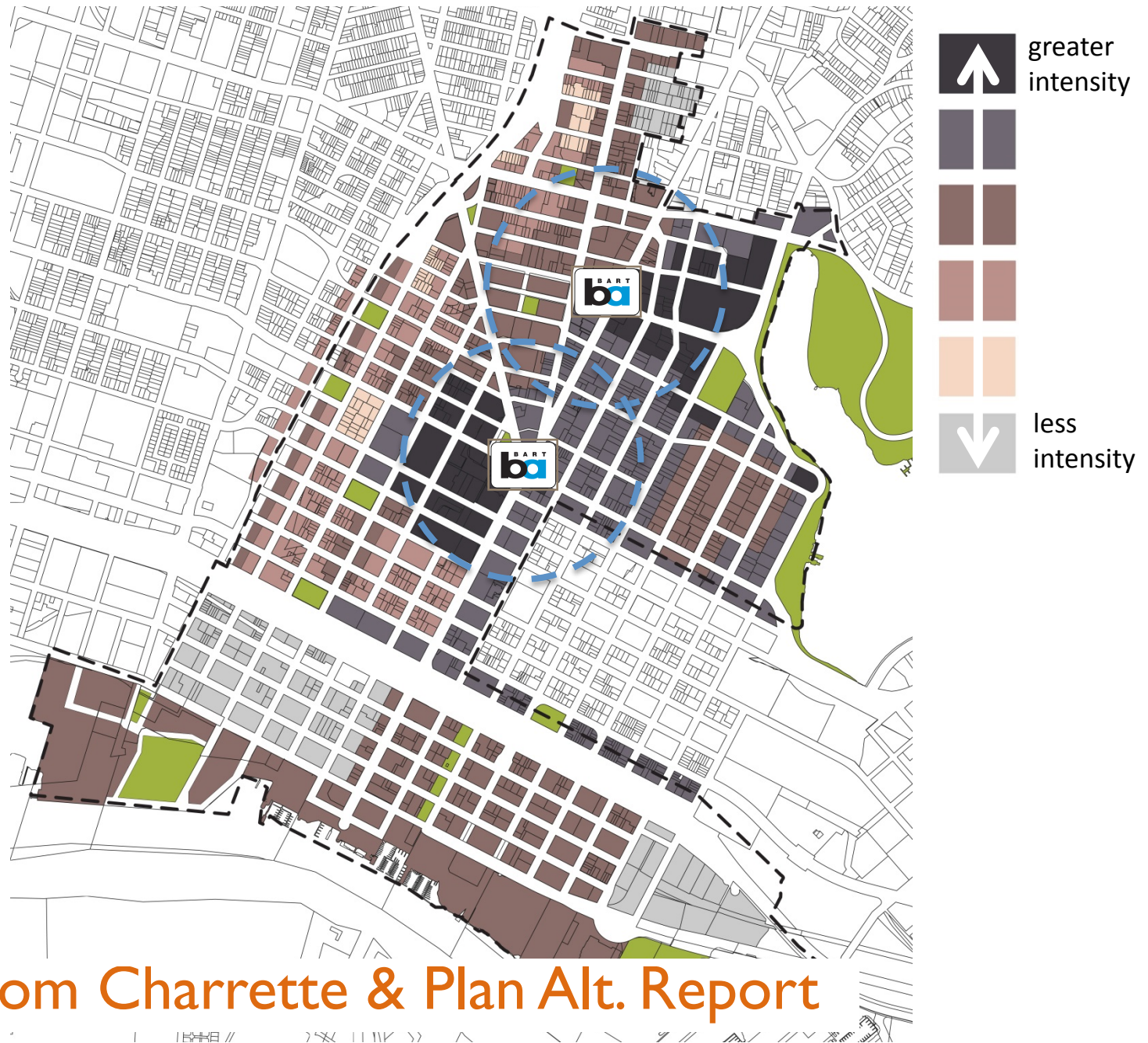
Sharpening the Tool

Mapping New Zoning: More Detailed Assessment of Existing Conditions: Existing Buildings, Lots Sizes, Etc.

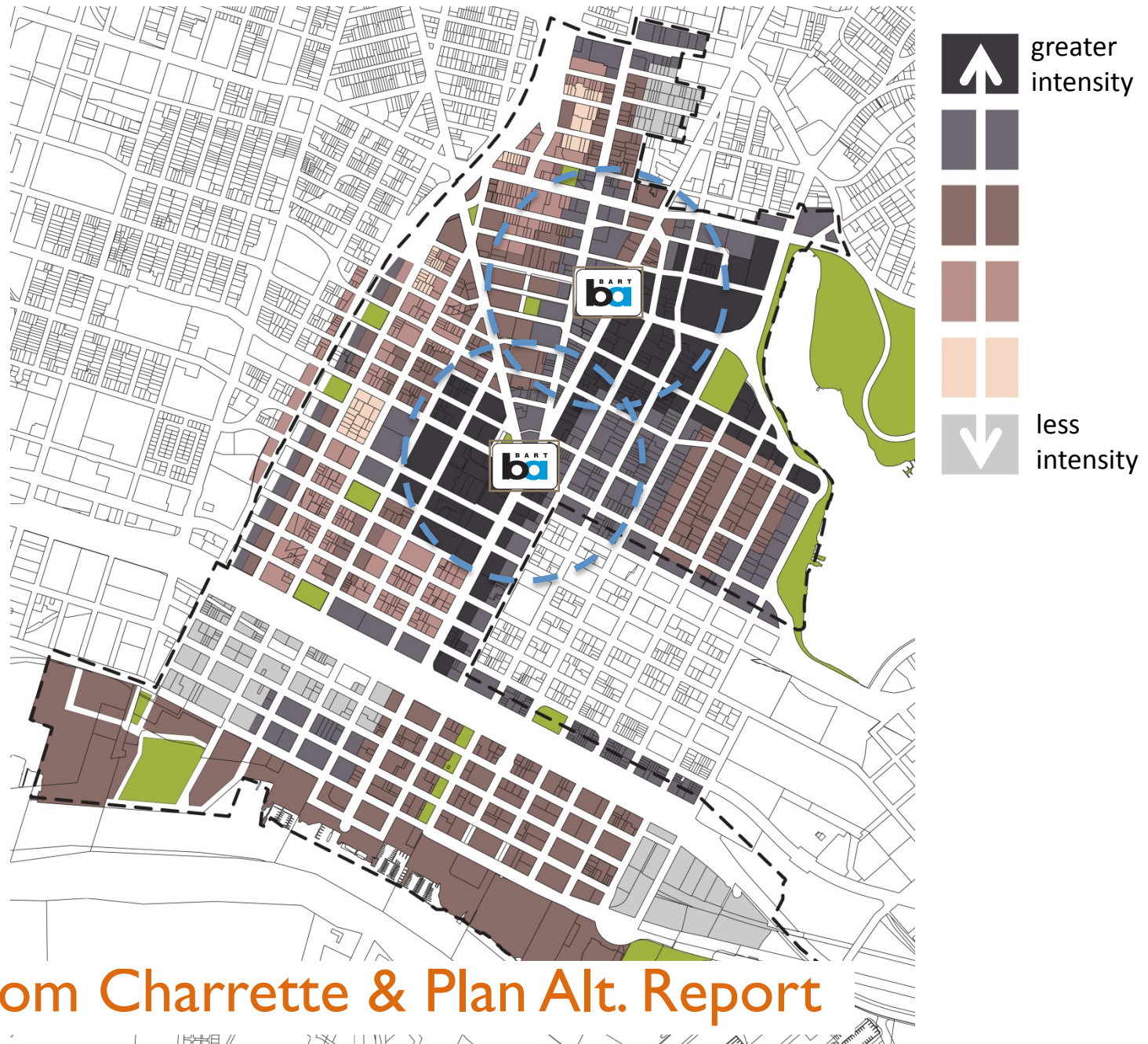


Establishes a Hierarchy
Transitions Between Scales More Effective and Direct

Charrette Intensity Diagram: Preserve exist. neighborhoods

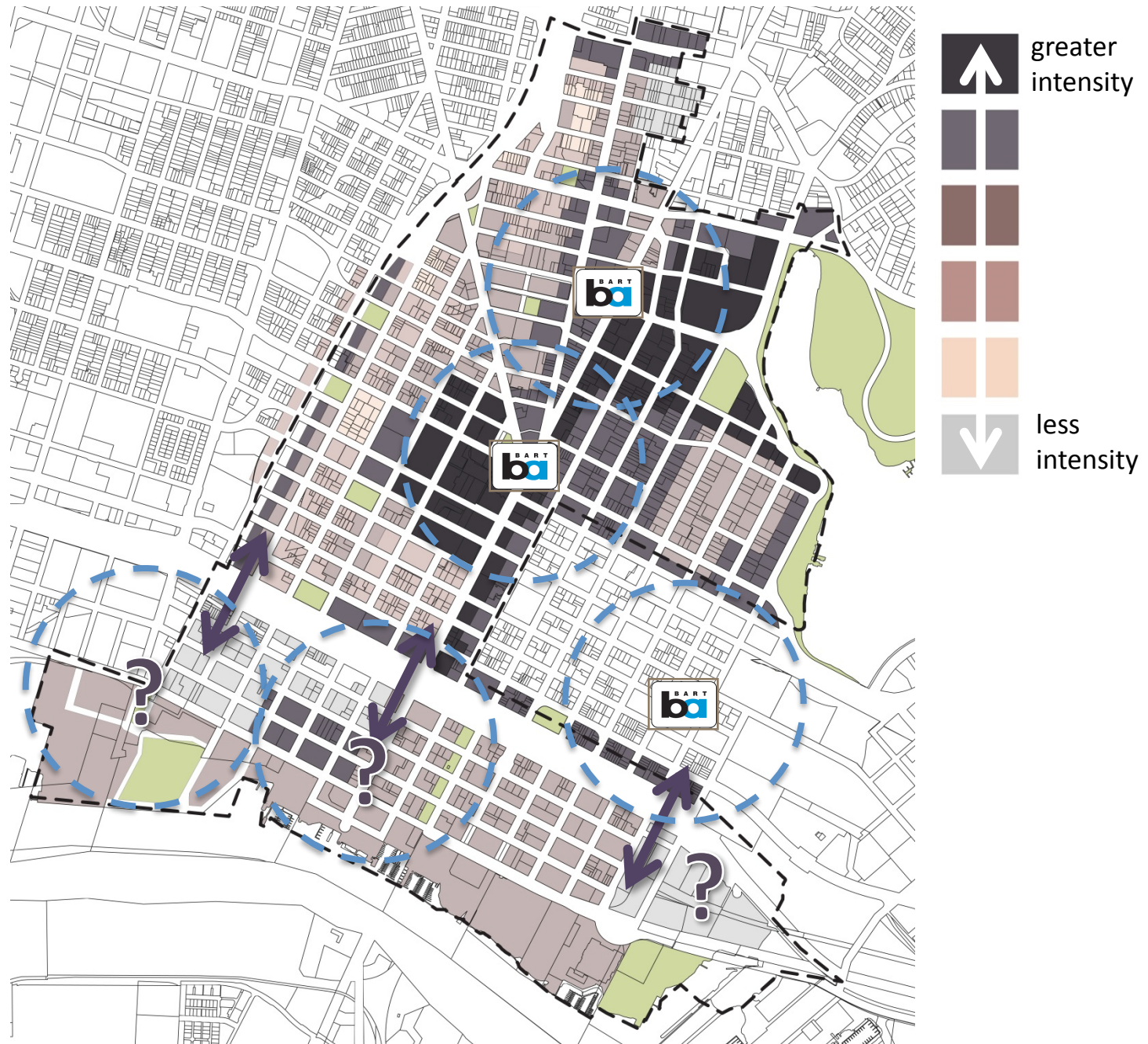


Greater intensity where contextually appropriate...



DRAFT From Charrette & Plan Alt. Report

Where is additional intensity contextually appropriate?



DRAFT

Form-Based Code Components: Optional

1. Sustainability Standards
2. Green Building Standards
3. Architecture & Landscape Architecture Guidelines
4. Stormwater Management
5. Etc.



Form-Based Code
Defines This



This is The Architecture

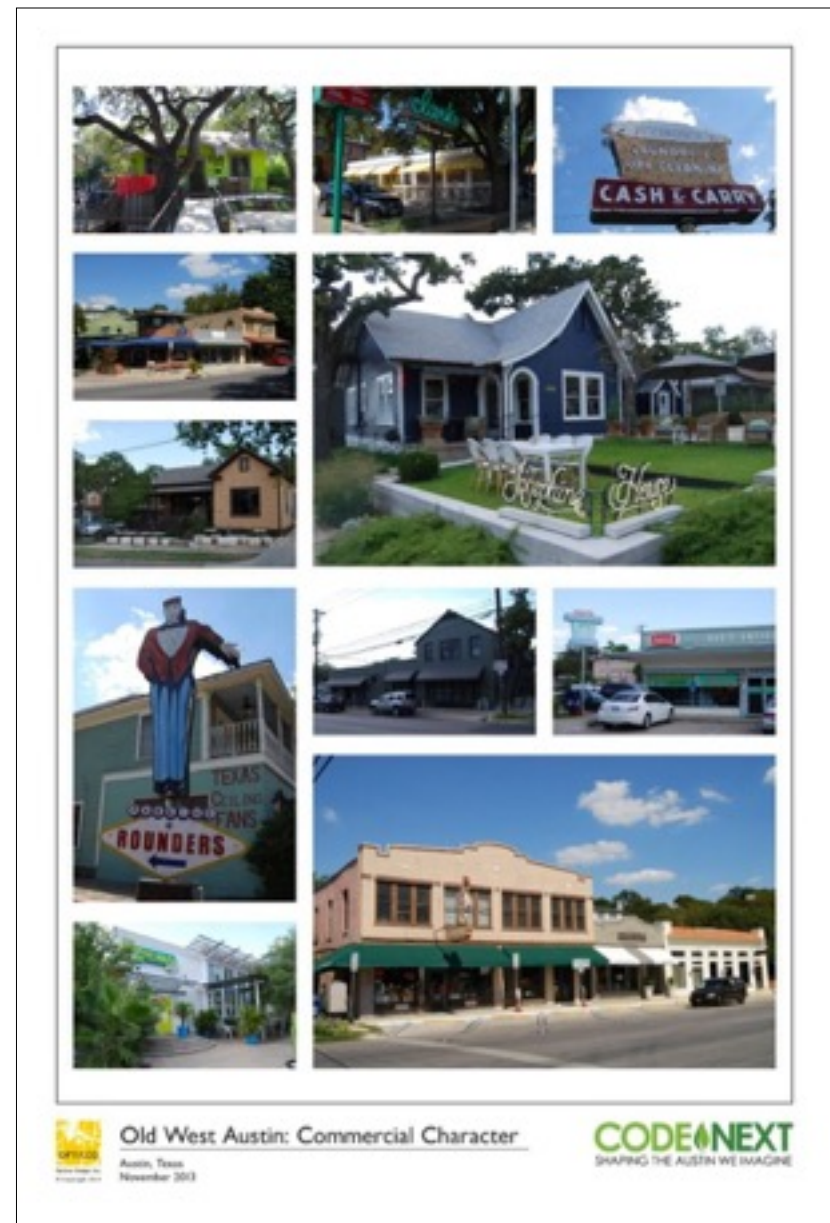
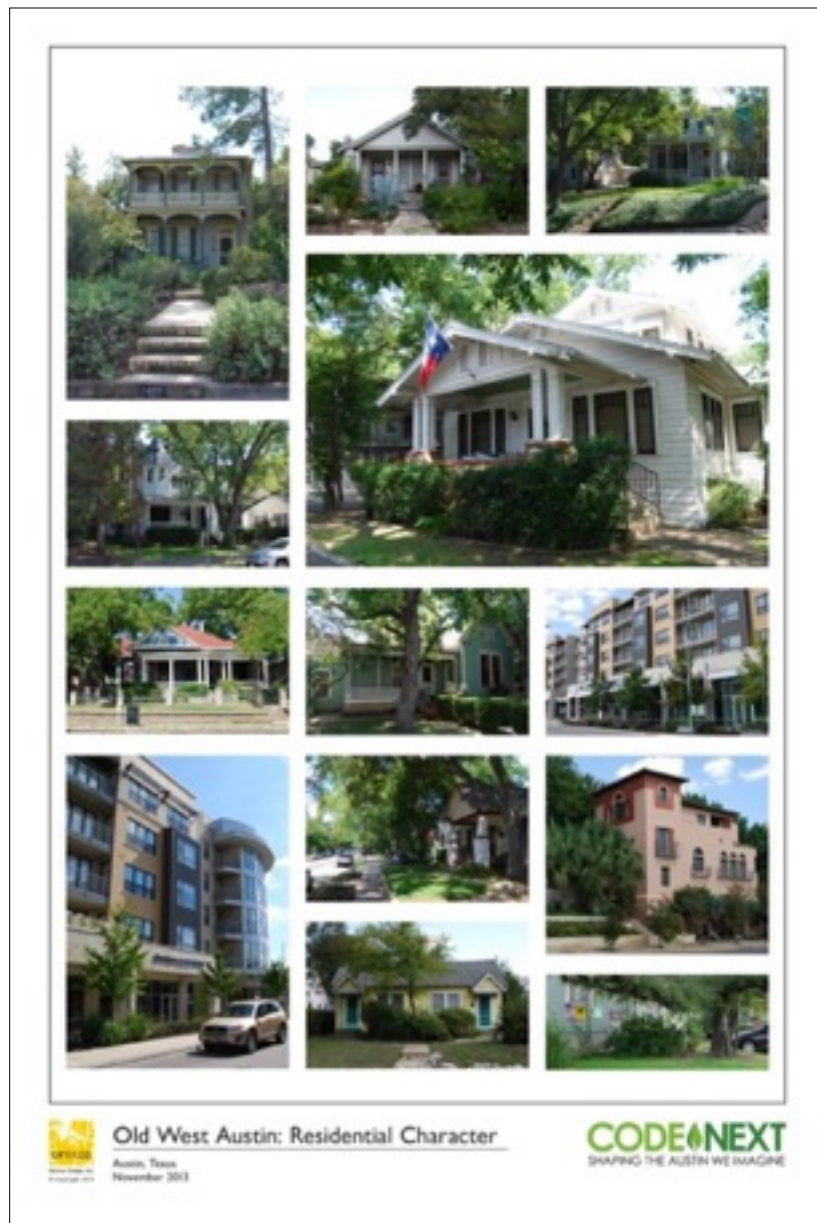


The Three-Step Process

Step 1: Documentation and Analysis

Extracting the DNA of a Place

Starts with Extensive Photo Documentation



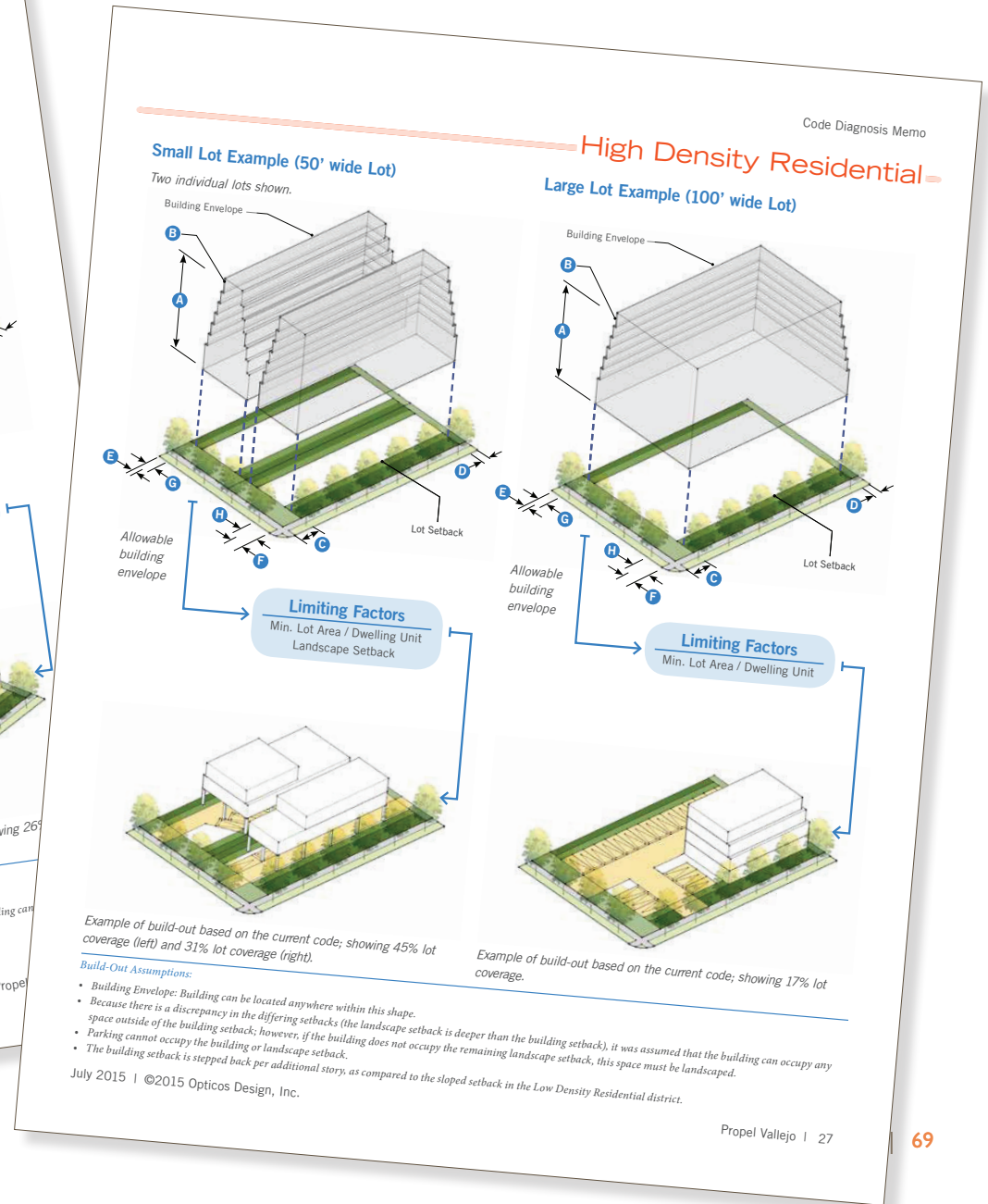
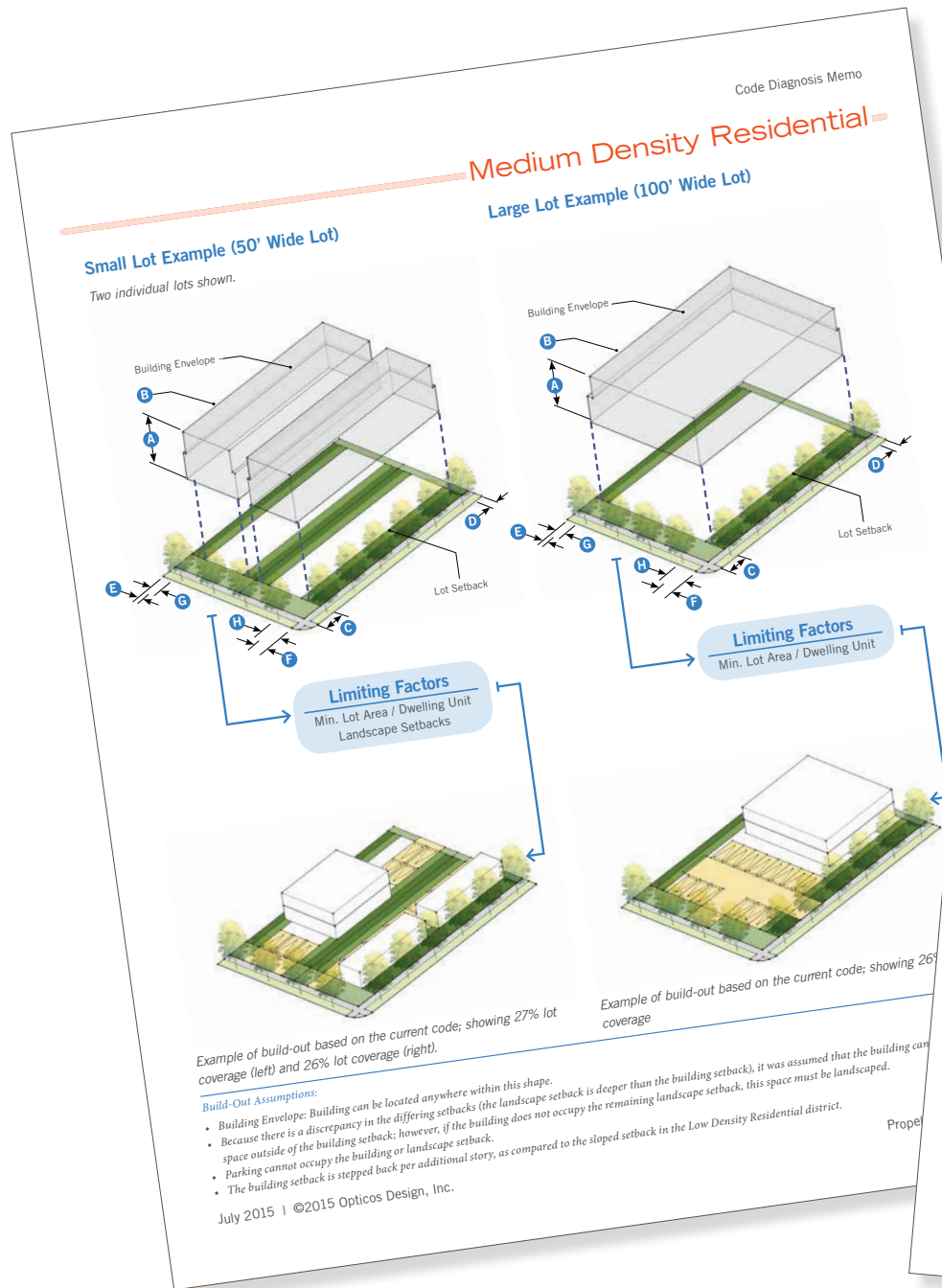
No Other Zoning Approach Is as Rooted in Places

Both parcels zoned CBD-R.



Alice Street, Oakland, CA

Start with Graphic Diagnosis of Existing Zoning Districts



Step 2: Creating a Detailed Visioning

Need a Vision First: Code Then Implements the Vision

How Tall?



Gabon, Libreville

How Tall?



Gabon, Libreville

Public Engagement is Key Including Multi-Day Charrettes



"I was originally concerned that the multi-day charrette process would not be effective with our challenging community. Opticos adjusted the process to meet our needs, and in the end the charrettes were a huge success in terms of building public support and excitement about the project."

~Scott Duiven, City of Petaluma's City Manager's Office



Designing In Public: Illustrating Specific Alternatives



Weaving the Downtown into Adjacent Neighborhoods



Downtown Oakland Specific Plan



Conclusion

A Few Closing Thoughts

Considering Sustainability and Urban Agriculture



T3: Single Family and Carriage House

Strategic Shading.

Glazing. Design glazing to heat the structure from the south, and cool through cross-ventilation.

Water Infiltration. Allow water to percolate in sub-surface conditions.

Greenway. Use the greenway as a stormwater capture, conveyance and treatment feature.

South-Side Planting. Consider solar access on the south side of buildings when planting landscape.

Public/Private Portal.

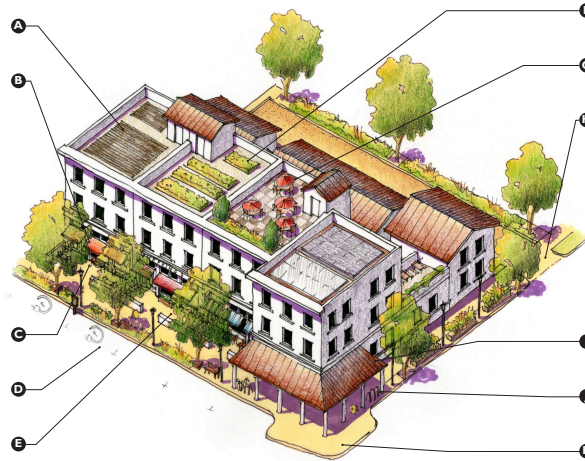
Compost Bins. Require compost bins with instructions for homeowners.

Urban Farming. Encourage small-scale cultivation.

No Hose Bibs. Exclude external hose bibs from home design, thereby irrigating only by rain barrel or reuse water.

Rain Garden. Provide lot treatment rain gardens.

Flow-Through Stormwater Treatment Planter.



T4: Live/Work Building

Active Space. Allow some portion of outdoor space to be used for public open-space, potentially active space.

Retractable Awnings. Encourage the use of retractable awnings in storefront design, to protect from the summer sun.

Outdoor Seating. Encourage establishments to provide outdoor seating and outdoor spaces.

Car Charging Stations. Provide electric charging stations to promote the use of alternate-fuel vehicles.

Recycling and Compost Bins. Encourage establishments to have an area for compost and recycling bins, in addition to trash bins.

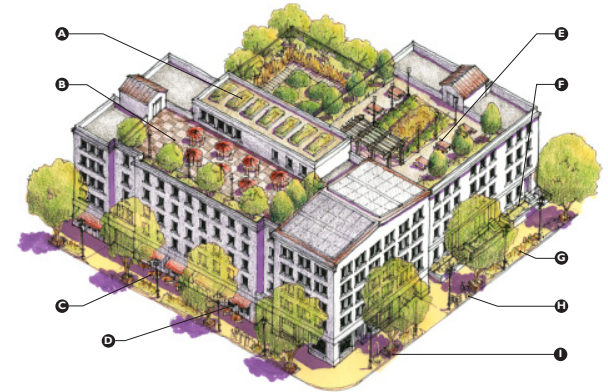
Vegetated Roofs. Promote vegetated roofs, skylights or directed sunlight to improve the quality of life in interior apartments.

Residential Access. Provide residential access to flat rooftops, creating usable open space.

Private Driveway. Require minimal curbcuts and curb return radii.

Roof Materials. Use high SRI roof materials where PV or vegetated roofs are not practical.

Covered bicycle storage.



T5: Mid-Rise Building Type

Urban Rooftop Farming/Gardening.

Roof Access. Encourage rooftop access to maximize value of views and open space.

Outdoor Seating. Activating sidewalk space in front of mixed-use development encourages community vitality.

Awnings. Awnings provide street-level shading and rain shelter.

Diverse Rooftop Usage. Encourage both commercial and residential use of roof space.

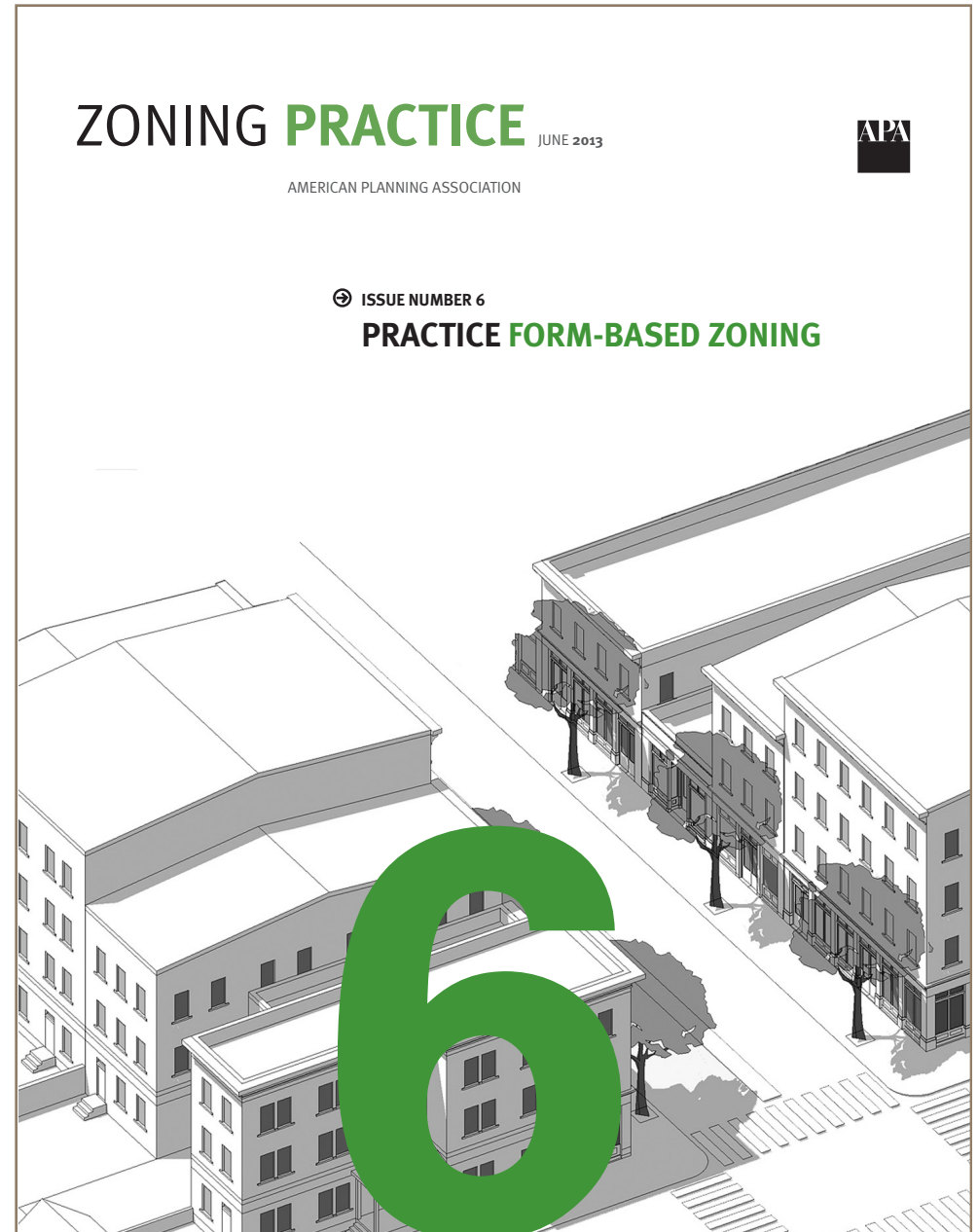
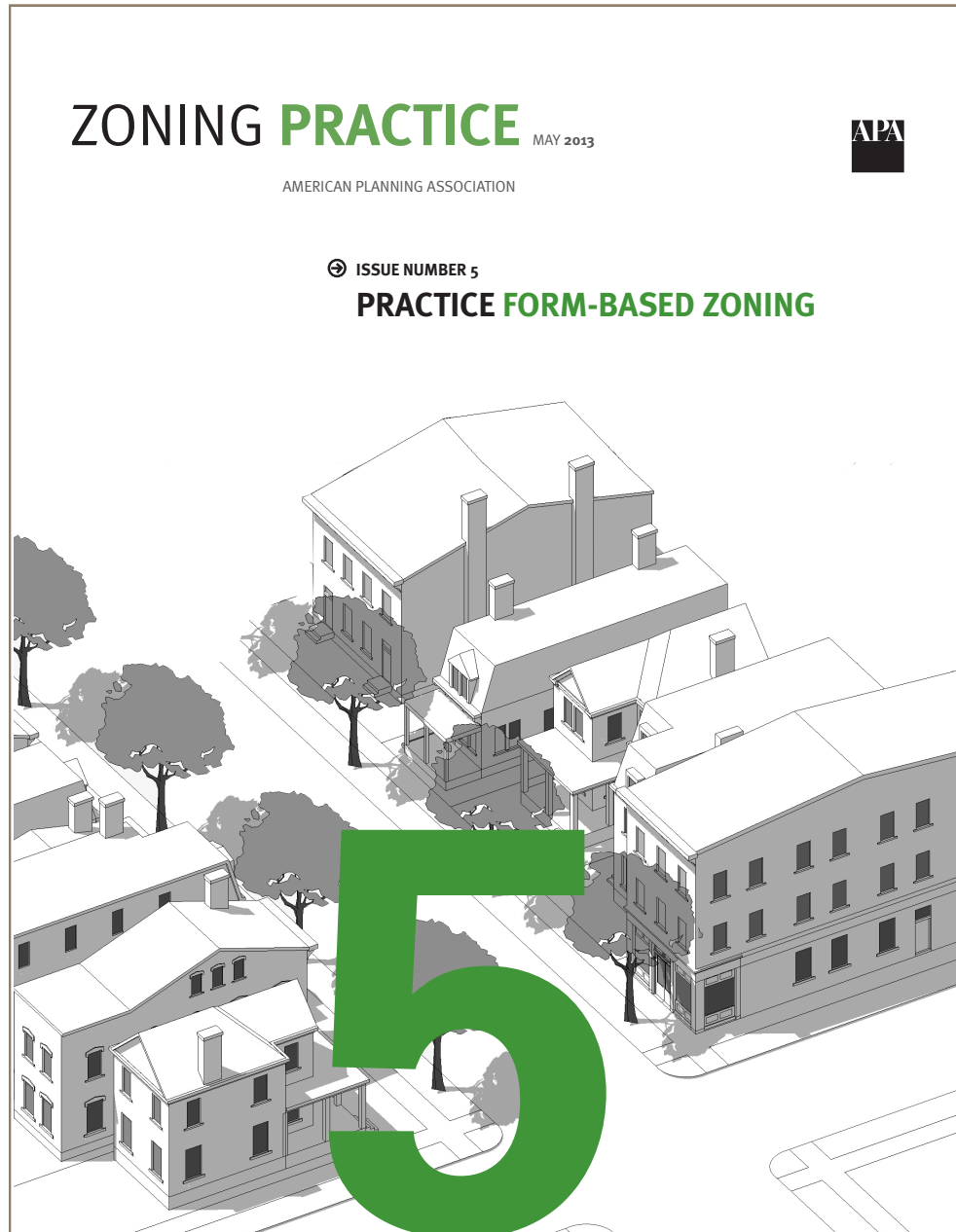
Urban Gardening. Garden space available for residential tenants.

Bioswales. Bioswales improve stormwater quality, mitigate urban flooding, and give opportunity for infiltration where subsurface conditions allow.

Bike Racks. Encourage tenants and patrons to cycle by providing regular amenities for bike parking.

Street Trees. Tree boxes/wells improve thermal comfort and street character.

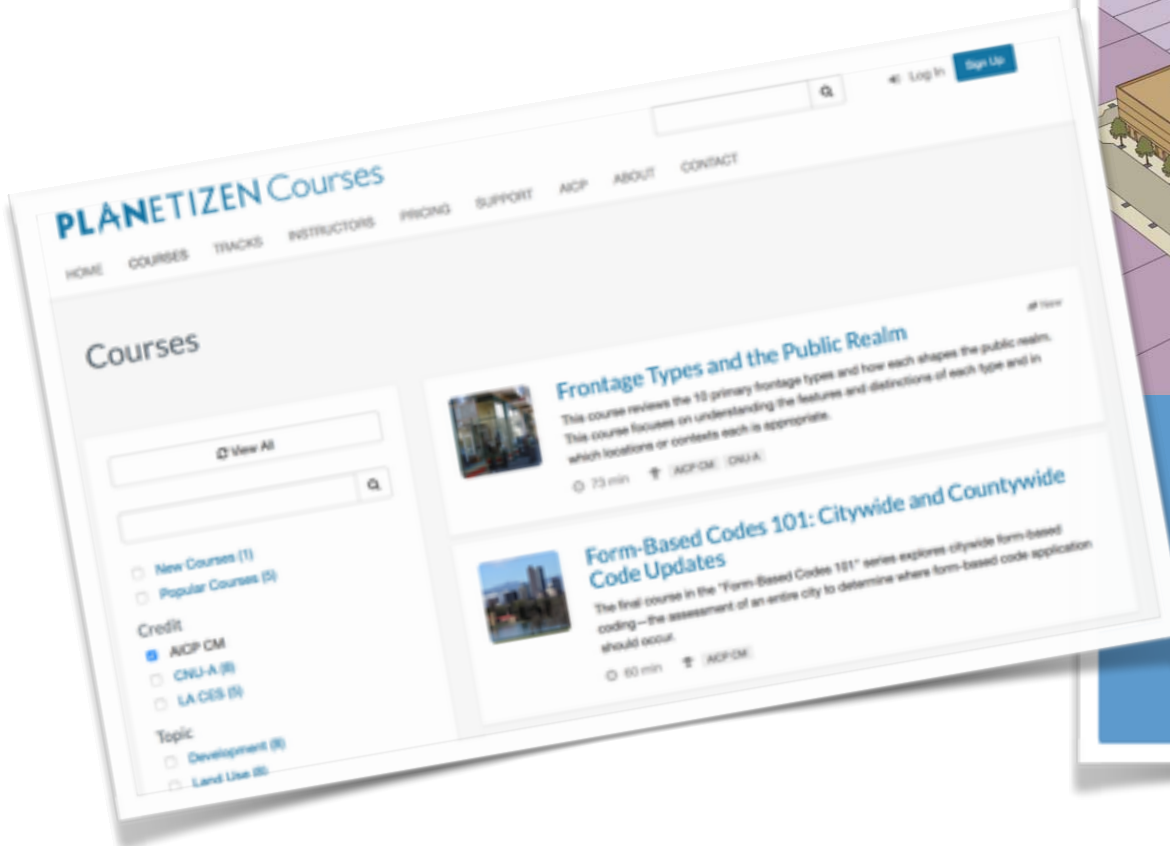
A Good Resource:



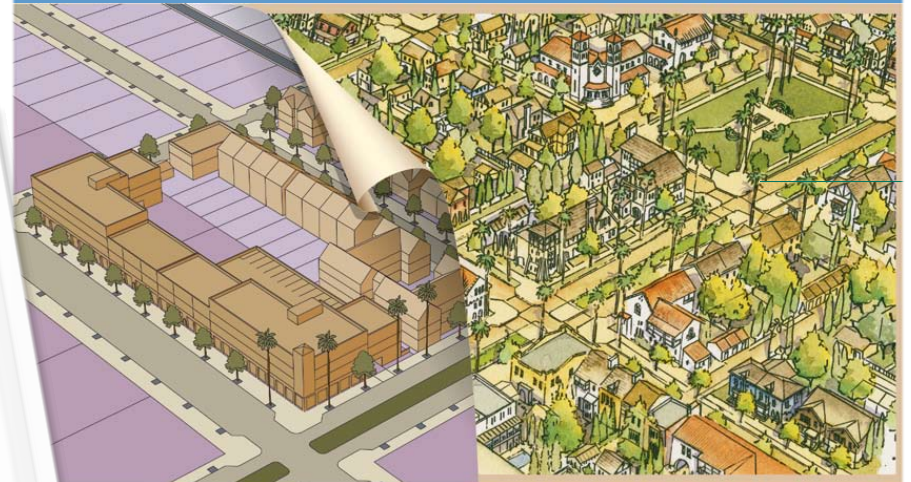
Good Resources for Form-Based Codes:

FBCI Form-Based
Codes Institute

www.form-basedcodes.org



Form-Based Codes

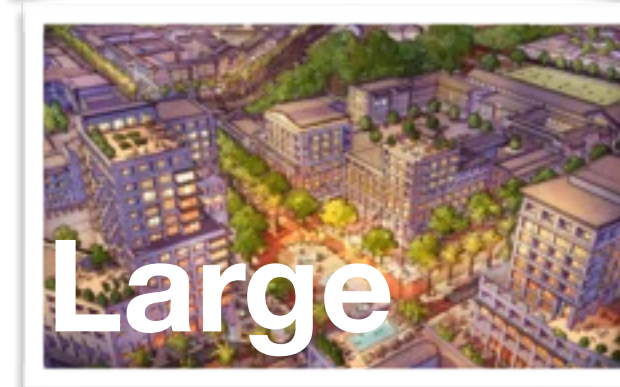


A Guide for Planners, Urban Designers,
Municipalities, and Developers

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

Forewords by Elizabeth Plater-Zyberk and Stefanos Polyzoides

Operating System Based on Form: Think Simple



Overall Scale
Setbacks
Size of Uses

END