

Form-Based Codes for Small Towns: The Traditional Town Center



***Presented by:
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City of Somerville, MA***

September 14, 2012

New England Codes: Small Community Codes for Traditional Centers

Agenda

Overview

- Form Follows Regulation
- FBC Key Points

The Small Town Perspective

- The New England Challenge
- Six Approved Codes for Traditional Town Centers
- Three other Examples

The Challenges

- Political Considerations
- Design Planning
- Role of Consultants and RFPs
- Financing Form Based Codes

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Form Follows Regulation: America's Small Towns



Form Follows Regulation: The Traditional Town Center



Form Follows Regulation: The Traditional Town Center



Form Follows Regulation: The Traditional Town Center



Form Follows Regulation: The Traditional Town Center



Form Follows Regulation: The Traditional Town Center



Form Follows Regulation: Recent Development



Form Follows Regulation: Recent Development



Form Follows Regulation: Recent Development



Form Follows Regulation: Recent Development







**CAVE PEOPLE
CITIZENS
AGAINST
VIRTUALLY
EVERYTHING**

The Appliance and The Grid



“We know what the appliance is

- Christopher Alexander

The Appliance and The Grid



“We know what the appliance is

Now we need to find the plugs to connect it to the existing power grids.”

- Christopher Alexander

The Appliance and The Grid

- Traditional Town Centers
- Preserve Existing Character
- Contextual Design Infill
- High quality Mixed-Use
- Smart growth
- New urbanism



- Town Board/Council
- Zoning Board
- Planning Board
- Town Engineer
- Fire Chief
- State Regulators
- Etc.

“We know what the appliance is

Now we need to find the plugs to connect it to the existing power grids.”

- Christopher Alexander

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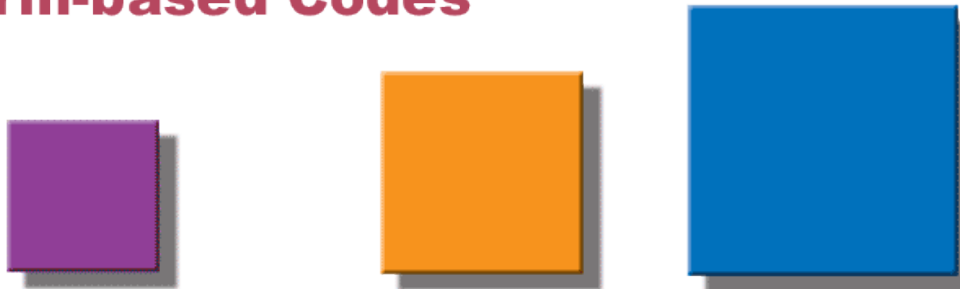
- Political Considerations
- Design Planning
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- Financing Form Based Codes

The Form Based Code:

Conventional Zoning



Form-based Codes



Use

Management

Form

Conventional Zoning

Tools of Conventional Zoning:

- Regulation of uses
- Setbacks
- Open space
- Parking requirements
- Subdivision standards
- Density
- Site plan review
- Special permits
- Design guidelines

Conventional Zoning

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Conventional Zoning: Uses

19. Baths, Turkish

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- 19. Baths, Turkish
- 25. Boxing arena

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Conventional Zoning: Uses

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- 109. Potato chip manufacturing
- 127. Tombstones, retail sales

Conventional Zoning: Uses

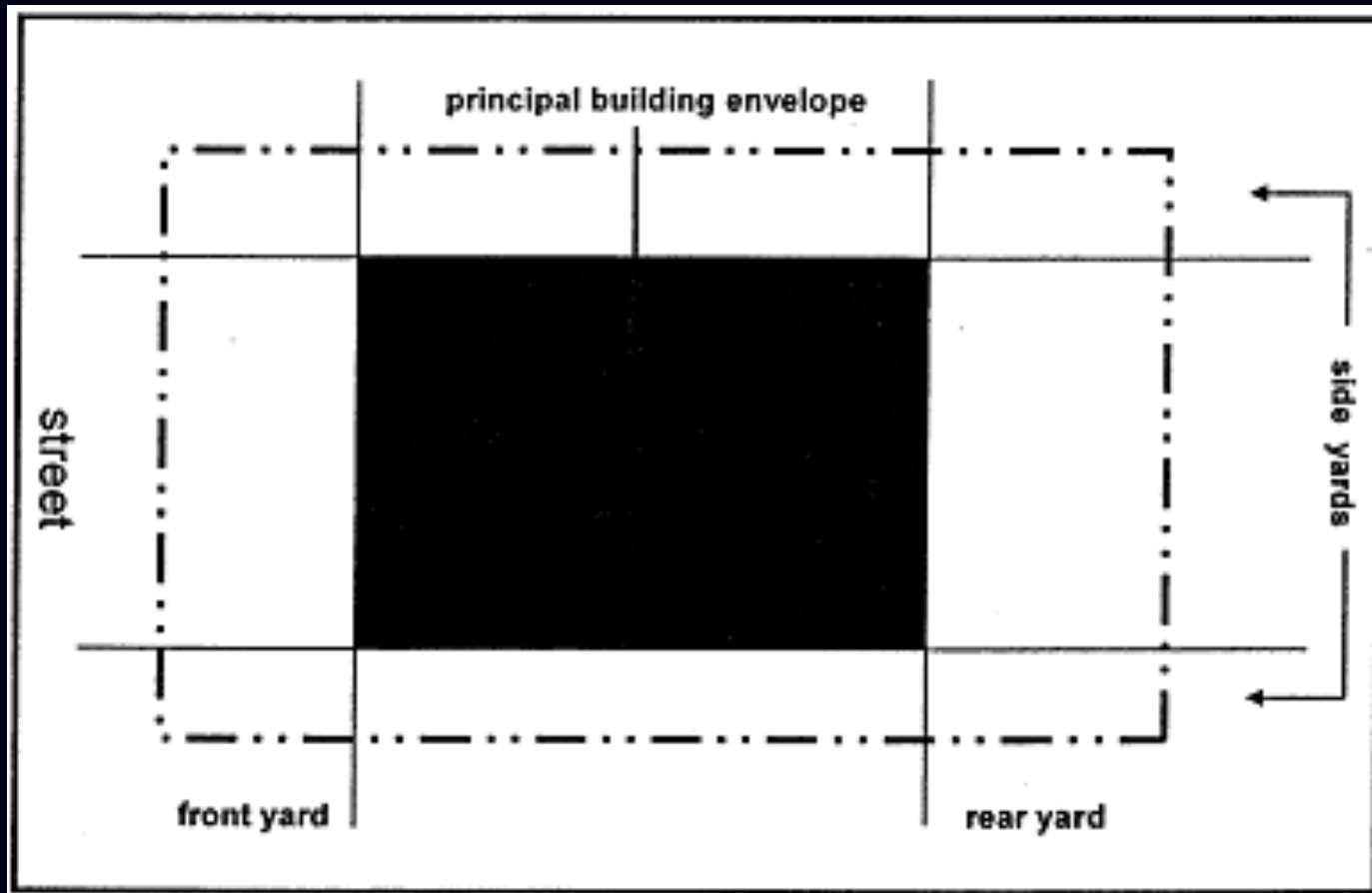
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- 109. Potato chip manufacturing
- 127. Tombstones, retail sales
- 135. Turkish Baths

Conventional Zoning: Uses

Somerville: 291 use categories:

- 7.11.4.e Home Occupation (not including below)
- 7.11.4.f Office, within a primary residence, of an architect, attorney, physician or dentist
- 7.11.8.6 Photocopying or commercial printing
- 7.11.8.10 Newspaper distribution agency
- 7.11.9.5 Store selling or renting goods such as books, stationary, drugs, sporting goods including bicycles and accessories, jewelry, photographic equipment and supplies, flowers, novelties, cards, footwear, apparel, fabrics, accessories, and the like that are typically of a size a customer can carry by hand
- 7.11.9.6 Store selling or renting video tapes
- 7.11.8.8 Store selling hardware, paint, wallpaper, lawn and garden supplies
- 7.11.11.11 Limousine rental and minor servicing
- 7.11.11.12 Bus and taxi rental

Conventional Zoning: Setbacks



Conventional Zoning

“To say (conventional zoning) is cookie-cutter is unfair to the cookie industry . . .

. . . there is actually some thought to alternative forms of cookies”

- Strong Towns Blog

The Form Based Code

1. Prescriptive not proscriptive
2. Public can see 'what happens where'
3. Regulate development on a lot by lot basis
4. Reflect a diversity of architecture within a community vision and legal framework
5. Define and codify a neighborhood 'DNA'
6. Concise, organized, and written for non-planners to understand
7. Reduce the need for 'design guidelines' and replace them with more enforceable regulation
8. Less oversight of individual projects by review bodies

Conventional Zoning

Tools of Conventional Zoning:

- Regulation of uses
- Setbacks
- Open space
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- Design guidelines

The Form Based Code

Different Tools

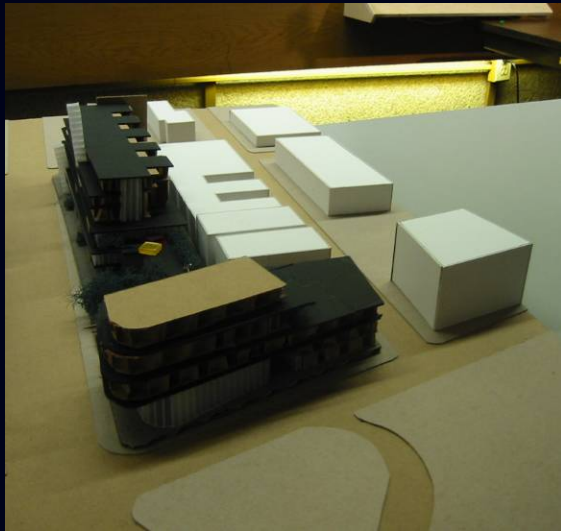
Tools of Conventional Zoning:

- Regulation of uses
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Tools of the Form-Based Code:

- Regulating plan
- Open Space Standards
 - Thoroughfare Standards
 - Public Open Space Standards
 - Private Open Space Standards
- Functional Design Standards
- Building Form Standards
 - Site Configuration
 - Building Configuration
 - Building Elements
 - Uses
- Administrative Process
- Architectural standards (optional)

The Form Based Code: Different Strategies



Based on
a
Plan



New England Codes: Small Community Codes for Traditional Centers

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Form Based Codes New England Challenges

- Communities are often small
- All zoning at municipal level (limited county gov' t)
- Zoning is often seen as a fiscal impact tool or sacred document
- Many communities operate under local town meeting
- Many communities do not have full-time planners
- Great local urbanism but zoning does not reflect it
- Everything here takes longer to develop – even in good times

New England Challenges

Political Challenges:

- Reactionary group that may not believe in change
- Residents can suspicious of charrettes
- Questions about legality under state enabling laws

Addressing Design:

- Challenges reaching consensus over design
- Challenges giving up design review
- Places getting good results by battling through bad process

Role of Consultants and RFPs:

- Getting outsiders to let outsiders lead the efforts; or,
- At least getting outsiders to be involved in assisting the effort

Financing:

- Financing the form-based code: can it be afforded

Form Based Codes New England Changes

- Significant recent interest in charrettes and form based codes
- Adopted codes in all New England states
- FBC plans in progress in many other communities
- NE Form Based Codes Council, November 2009 in Lowell, MA
- More of the barriers are falling, but there is more work to be done

Form Based Codes in New England

Small Town Codes:

- Jamestown RI
- Hamden, CT
- Dover, NH
- Stratham, NH
- Newport, VT
- Standish, ME
- Simsbury, CT

Other Codes

- Southfield, Weymouth / Abington / Rockland, MA
- Hamilton Canal District, Lowell, MA

Projects in Progress:

- Damariscotta, ME
- Amherst, MA
- Burlington, VT

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New England Codes: Small Community Codes for Traditional Centers

Approved Small Town Codes

- Newport, VT
- Jamestown, RI
- Hamden, CT
- Dover, NH
- Simsbury, CT
- Standish, ME

Three Other Examples

- Lowell, MA
- Amherst, MA
- Livermore, CA

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Approved Small Town Codes

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Some Other Examples

- Lowell, MA
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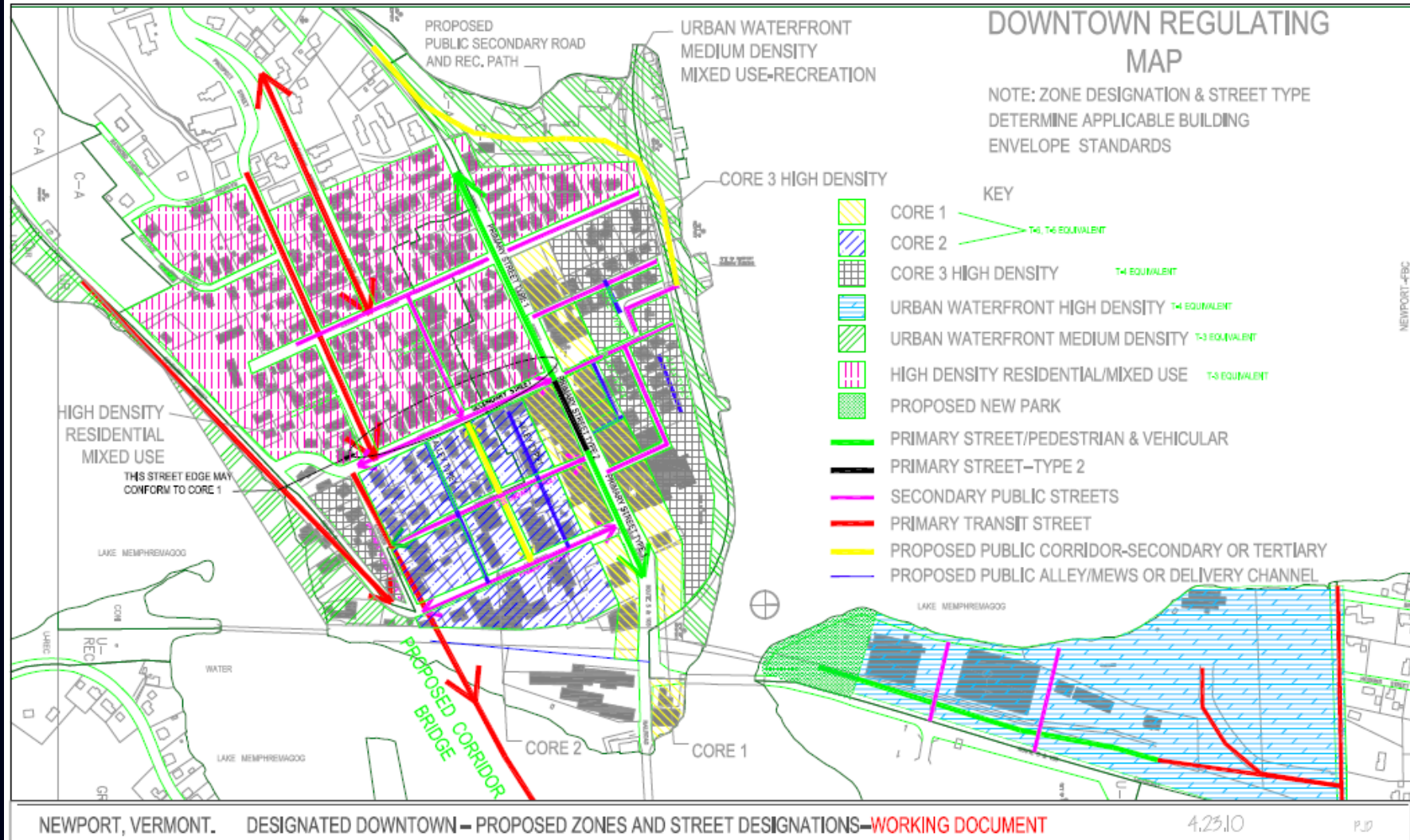
Form Based Codes in New England Newport



Form Based Codes in New England Newport

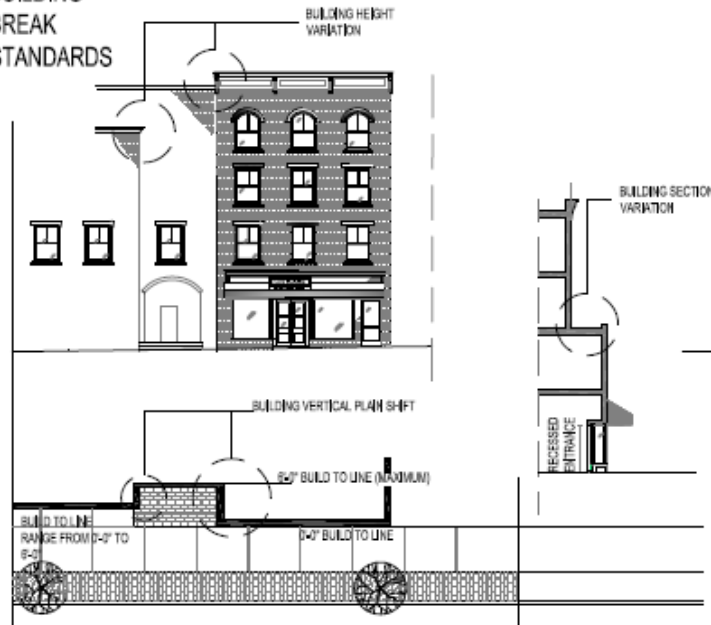
| | |
|---------------|--|
| Site: | Small downtown |
| Size: | Town of 5,000 near Canada 7.6 sq miles of land area |
| Project: | Protection / infill downtown |
| Developed by: | Town planner w/ volunteers |
| Type of code: | Mandatory / Integrated Frontage and Transect Based |
| Adopted: | December 2010 |

Form Based Codes in New England Newport: Regulating Plan

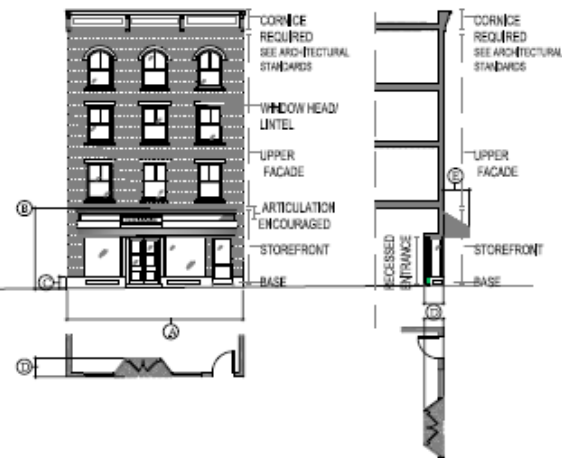


Form Based Codes in New England Newport: Regulating Plan

BUILDING BREAK STANDARDS



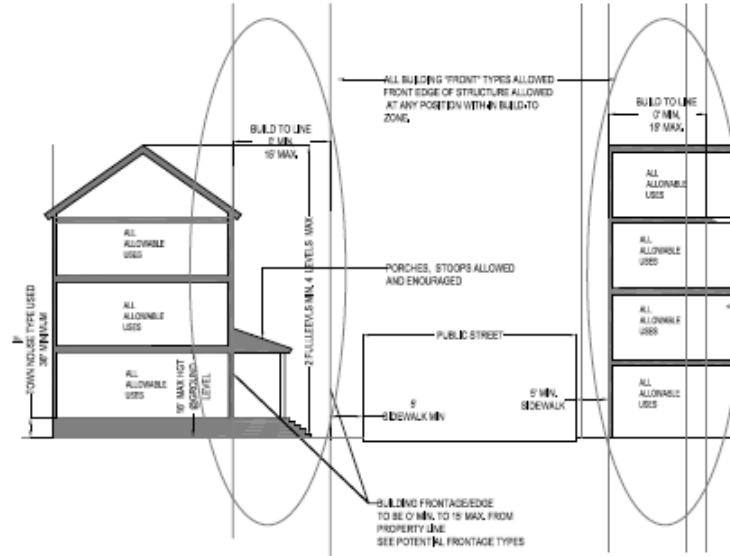
STOREFRONT STANDARDS



| STOREFRONT STANDARDS | STOREFRONT STANDARDS | | | | | |
|----------------------|----------------------|-----------|-----------|------------|------------|-------------------------|
| | CORE 1 | CORE 2 | CORE 3 | URBAN WF 1 | URBAN WF 2 | TIGHT DENSITY/ BUILT-UP |
| MINIMUM HEIGHT | 8'-0" | 8'-0" | 12'-0" | 8'-0" | 12'-0" | 12'-0" |
| MINIMUM WIDTH | 16'-0" | 14'-0" | 8' | 14'-0" | 10' | 10' |
| MINIMUM GLASS AREA | 50% | 50% | 100% | 50% | 50% | 100% |
| MINIMUM GLASS HEIGHT | 2'-0" MAX | 2'-0" MAX | 2'-0" MAX | 2'-0" MAX | 2'-0" MAX | 2'-0" MAX |
| MINIMUM GLASS WIDTH | 8' | 8' | 8' | 8' | 8' | 2'-0" |

BUILDING BREAK & STOREFRONT FRONTAGE
STANDARDS—WORK IN PROGRESS

Form Based Codes in New England Newport: Regulating Plan



| USE TABLE- | |
|--|---------------|
| 1. ADULT BOOKSTORE, VIDEO, CABARET, SEE DEFINITION | NOT PERMITTED |
| 2. RELIGIOUS INSTITUTIONS, SEE DEFINITION | NOT PERMITTED |
| 3. SCHOOLS, SEE DEFINITION | NOT PERMITTED |
| 4. HEAVY INDUSTRY, SEE DEFINITION | NOT PERMITTED |
| 5. EATING AND DRINKING, NO DRIVE THRU | PERMITTED |
| 6. RESIDENTIAL | PERMITTED |
| 7. LODGING | PERMITTED |
| 8. PROFESSIONAL SERVICES/OFFICES | PERMITTED |
| 9. RETAIL/PERSONAL SERVICE | PERMITTED |
| 11. CIVIC | PERMITTED |
| 12. PARKING | PERMITTED |

SPECIAL REGULATIONS GROUND FLOOR STANDARDS

- A. ENTRANCE SHALL BE REQUIRED ON PRIMARY STREETS-PUBLIC ENTRANCE <ONE PER 24' MIN.
- B. NO LESS THAN 40% OF THE FAÇADE SHALL BE GLAZING

ARCHITECTURAL STANDARDS (TBO) THESE STANDARDS ARE OPTIONAL AND MAY BE UTILIZED BY THE APPLICANT.

PARKING LOCATION STANDARDS

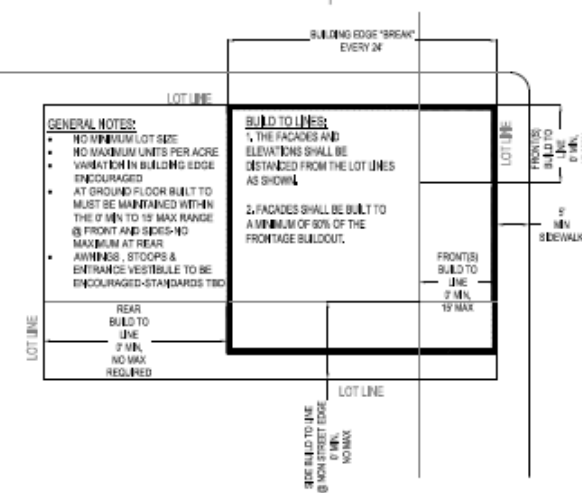
NEW CONSTRUCTION RESULTING IN ADDITIONAL SQUARE FOOTAGE OR AN INCREASE IN RESIDENTIAL UNITS MUST COMPLY WITH PARKING STANDARDS.

- A. PARKING SPACES MAY BE LOCATED OFF-SITE WITHIN 1,000 FEET OF THE PROPOSED USE.
- B. PARKING SPACES MAY BE LEASED FROM THE CITY OR A PRIVATE LANDOWNER.
- C. NEW PARKING SPACES SHALL BE SCREENED FROM THE PUBLIC REALM/STREET.
- D. NEW PARKING UNDER STRUCTURE ENCOURAGED.
- E. NEW PARKING IS ALLOWED IN SIDE YARD.

STREETSCAPE STANDARDS

ALL ELEMENTS MUST BE CONSISTENT WITHIN A PROJECT.

- A. STREET TREES SHALL BE PLANTED AT AN AVERAGE SPACING OF 5 FEET ON CENTER.
- B. UNPAVED GROUND AREA ALONG THE FRONTAGE SHALL BE PLANTED WITH GROUND COVER OR FLOWERING VEGETATION.
- C. SIDEWALKS SHALL BE CONCRETE A MINIMUM OF 5 FEET WIDE. ALL OTHER REQUIREMENTS DETERMINED BY STREET STANDARDS PER STREET DESIGNATION.
- D. STREET FURNITURE SHALL INCLUDE:
1 BENCH FOR EVERY 100 FEET OF FRONTAGE & 1 BINE RACK PER NON-RESIDENTIAL PROJECT MIN.
1 BINE RACK FOR EVERY 100 FEET OF FRONTAGE
A MINIMUM OF 1 WASTE BIN AT EACH BLOCK CORNER.



GENERAL NOTES:

- NO MINIMUM LOT SIZE
- NO MAXIMUM UNITS PER ACRE
- VARIATION IN BUILDING EDGE ENCOURAGED
- AT GROUND FLOOR BUILT TO MUST BE MAINTAINED WITHIN THE 0' MIN TO 15' MAX RANGE @ FRONT AND SIDES-NO MAXIMUM AT REAR
- AWNINGS, STOOPS & ENTRANCE VESTIBULE TO BE ENCOURAGED-STANDARDS TBO

BUILD TO LINES:

- 1. THE FAÇADES AND ELEVATIONS SHALL BE DISTANCED FROM THE LOT LINES AS SHOWN.
- 2. FAÇADES SHALL BE BUILT TO A MINIMUM OF 80% OF THE FRONTAGE SUBOUT.

HIGH DENSITY/MIXED USE
RESIDENTIAL

Form Based Codes in New England Newport

Political Strategy and Addressing Design:

- Extensive public outreach led by local planner
- Town planner used local students to catalog existing conditions and draft information for standards

Consultant Role and Financing:

- 2009 Rural Urban Design Assistance Team (RUDAT) from AIA led the initial community discussions about future of downtown
- Local planner is seeking to complete the form based code on a \$15,000 consulting budget

Interesting notes:

- Now expanding the code into more portions of town
- AnC Biotech to build \$100m plant in Newport
- Town and developer are working on additional development

Form Based Codes in New England Jamestown


JAMESTOWN VISION

CHARRETTE REPORT

October 15 - October 19, 2007

Jamestown Town Hall
Jamestown, RI

www.jamestownvision.org



The Jamestown SmartCode as an Overlay on the Village Study Area

The specific calibration of the zoning code encompasses the Village between East Ferry and West Ferry, Hamblin Ave and Arnold Ave. The area is currently composed of the CD Zone (Commercial Downtown), the CL Zone (Commercial Limited), the CW Zone (Commercial Waterfront), the R-8 Zone (Residential 8000 sf), and R-30 Zones (Residential 20,000 sf).

The Jamestown SmartCode is proposed in the form of an overlay on the entire study area, such that this new form-based zoning code will replace the old. The proposed new Tractset Zones are based on an analysis of Jamestown's existing character, thus the new code's standards protect what is there and encourage what the community values.

The boundaries of the new zones coincide with the old zoning districts, so it will be easy for property owners to understand what has changed in their zone. The only exception is two small subzones of the CD and CL Districts that are now upzoned to T5, allowing slightly more density than the rest of the old CD/CL District. This was done to help concentrate a small amount of additional density and mixed use in the places where it is appropriate, while maintaining the loose, more rural character of the other parts of Narragansett.

All of the CL and CD areas (now T4 and T5) will allow mixed use by right. This means business owners may now have apartments or condos above their shops without applying for a Special Use Permit, and homeowners may have businesses in their buildings, as they can now. The type of commercial uses allowed in the T4 and T5 Zones are similar to what has always been allowed, and as the character attitudes have expressed, there is no extension of the Commercial zones with the exception of grandfathering in the west side of Pemberton where the same housing now exists. No property owner in the study area will lose rights or value; most will gain rights.

If the SmartCode overlay is adopted, the rest of the Island would still be governed by the old conventional zoning.

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4.1 Jamestown's Regulating Plan codes the Village according to Tractset Zone. The zone boundaries correspond with the existing Zoning Map. The Regulating Plan also identifies designations types, core building locations, public green space, important view corridors and recommended transportation.

However, the team recommends that the Town consider an Island-wide SmartCode that would protect rural character and provide more sustainable subdivision patterns than they currently have. This could be done one of two ways, either (1) adopted as the exclusive zoning ordinance Island-wide, or (2) adopted as an unamended option for owners of larger parcels to elect, creating their own mapping for hamlets and preserved open space. We have taken the

JAMESTOWN VISION

1A. Zoning


4. SmartCode - Regulating Plan

Proposed Zoning Changes:
Discussion:

- Overlay SmartCode regulating plan
- New tractset zones coincide with existing zoning districts
- Protects local architectural character
- All CL and CD areas (T4, T5) will allow mixed use by right

Benefits of Adopting SmartCode:


- Regulate form to enhance pedestrian safety and enjoyment
- Protects local architectural character
- Tractset zones signify and allow differing intensities of mixed use.
- Can help guide growth and protect open space in rural areas by requiring new development to be compact and walkable.



JAMESTOWN VISION

1A. Zoning


2. Character



2.0 Actual measurement of the Village's best neighborhoods reveals the "metrics" which need to be preserved and continued.

Documenting Character - R-8 Residential.

One of the most wonderful aspects of Jamestown is the residential neighborhoods that abut Narragansett Avenue within the Village District. Each of these traditional neighborhoods has a defined character, which can be documented and understood in dimensional relationships. These specific characteristics are embedded in the SmartCode customized for Jamestown and can help manage future development. For example, understanding that the developments in the existing R-8 zone is characterized by lots of 6,000 - 14,000 sf helps to determine an allowable range of lot widths in the T3 zone of the new conventional SmartCode. This analysis of existing conditions to use in customizing the SmartCode will help to maintain the specific character of each neighborhood.



2.10 Faceted, analyze and understand the key elements of the neighborhood's architecture. Typical dwellings are small in scale and informal in detail.

RECOMMENDATIONS: R-8 Zone

Ensure that:

- property lines are well-defined with low bushes, fences and walls
- mature trees are preserved throughout the neighborhood
- lot sizes range from 6,000 sf to 14,000 sf
- buildings are set back 20'-25' from the front property line
- 1-1/2 - 2 story buildings with a variety of front porches line the street
- garages and outbuildings are located at the rear of the lot

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JAMESTOWN VISION


1A. Zoning

2. Character


Documenting Character - Lower Narragansett

While it would be convenient to paint all of Narragansett Avenue with the same broad brush - it was evident from the community input as well objective analysis that the character of Narragansett changes substantially from the Eastern End to the Western.

Along many portions of Narragansett Avenue, the sidewalk and street front are very pedestrian friendly, allowing people to easily walk from business to business in a safe and enjoyable environment. These pedestrian friendly sections of Lower Narragansett Avenue, by East Ferry, are characterized by having on-street parking, 8'-10' wide sidewalks, buildings that have a 3'-5' setback from the sidewalk, and storefronts that provide generosity with views inside the buildings. Lot parking is located at the side or rear of the site. It is also worth noting that the majority of these buildings are mixed use, with retail on the first floor and residential, or the potential for residential, use above.



2.3 Typical "Pattern" of Narragansett's best existing structures. Buildings along Lower Narragansett Avenue have a large percentage of glazing on the first floor, a consistent cornice line above the ground floor and use more residential in character in the upper stories.



2.4 Close signage, limiting storefronts and a public edge well-defined by buildings and low stone walls, are important elements to preserve in maintaining the character of Narragansett Avenue.

RECOMMENDATIONS: R-8 Zone

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JAMESTOWN VISION

1A. Zoning

2. Character

Discussion:

- Predominant 2-1/2 story form.
- Retail or office at first floor.
- First floor facade: 50-70% glazing
- Second floor and attic are more residential in character.
- Attic story is expressed primarily in dormers or gable windows.

Form Based Codes in New England Jamestown

| | |
|------------------------|--|
| Site: | Small downtown |
| Size: | Island Community of 5,600 9 sq miles of land area |
| Project: | Protection / infill downtown |
| Developed by: | Town planner w/ consultants |
| Type of code: | Mandatory / Modified Smartcode Modified Transect Based Code |
| Project approval body: | Planner / Plan Review Committee |
| Adopted: | October 22, 2009 |

Form Based Codes in New England Jamestown: Regulating Plan



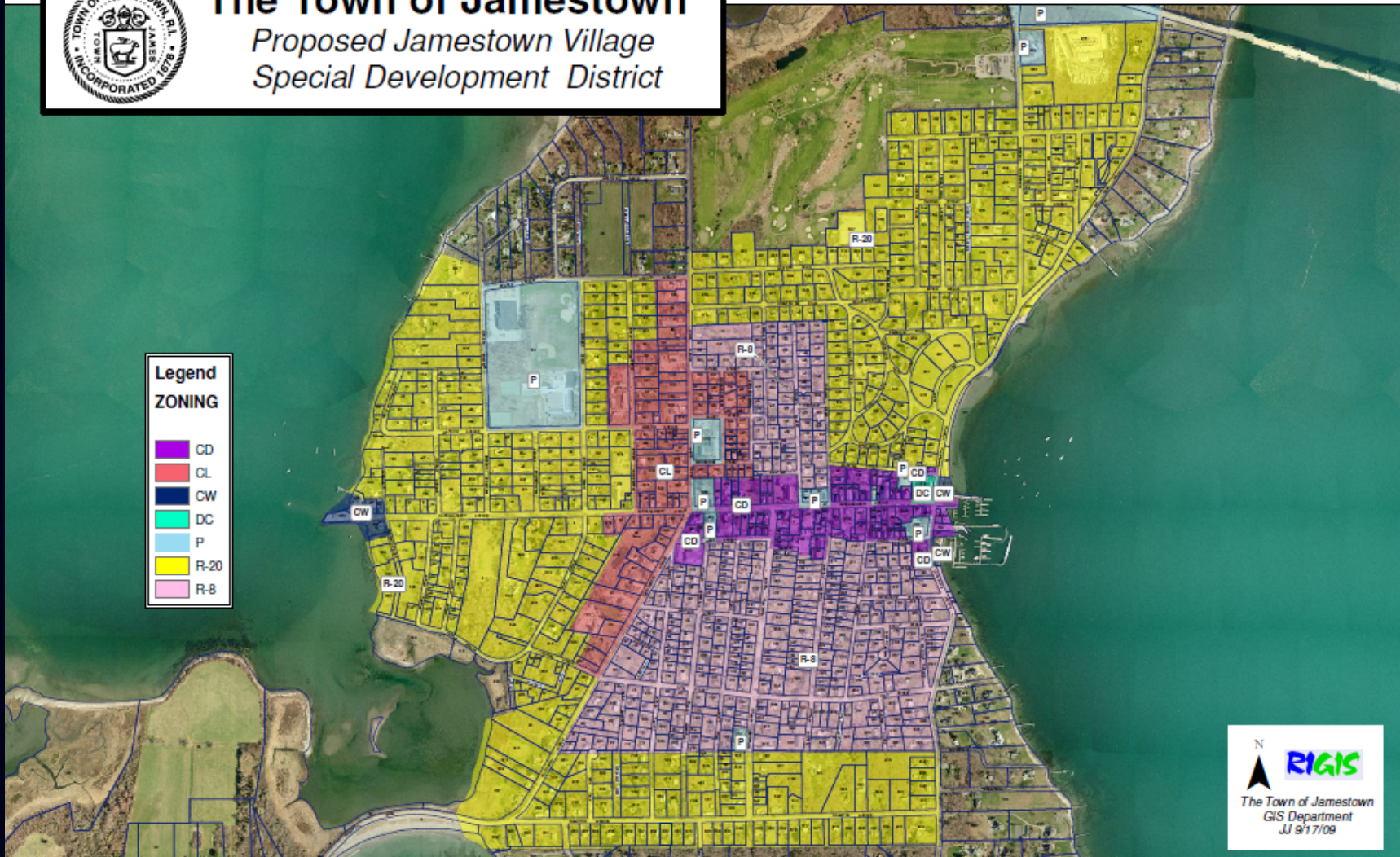
The Town of Jamestown

*Proposed Jamestown Village
Special Development District*

0 0.25 0.5 Miles


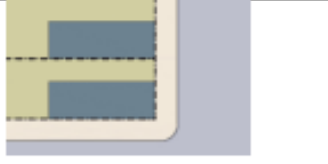


Legend ZONING

| |
|------|
| CD |
| CL |
| CW |
| DC |
| P |
| R-20 |
| R-8 |



Form Based Codes in New England Jamestown: Building Placement

TABLE 11-2: BUILDING PLACEMENT. This Table approximates the location of the building relative to the boundaries of each individual Lot. See Table 3-2 for setbacks. Each of these general types is intrinsically more or less urban, depending on the extent that it complies the Frontage.

| | |
|---|---|
| <p>a. Edgeward: Specific Types - single-family House, Cottage, villa, Estate House, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by trees and a well placed Backbuilding and/or Outbuilding.</p> |  |
| <p>b. Sidelard: Specific Types - Charleston single House, double house, zero-lot-line house, town. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sidelard House abuts a neighboring Sidelard House, the type is known as a Town or double house. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.</p> |  |
| <p>c. Rteyard: Specific Types - Townhouse, Rowhouse, Live-work unit, loft building, Apartment House, Mixed use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p> |  |
| <p>d. Courtyard: Specific Types - patio House. A building that occupies the boundaries of its Lot while defining one or more private patios or courtyards. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p> |  |

Form Based Codes in New England Jamestown: Private Frontages

TABLE 11-3: PRIVATE FRONTAGES.

The Private Frontage is the area between the building Façade(s) and the Lot line(s).

| | SECTION | PLAN |
|--|---------|------|
| | | |
| Common Yard: a planted Frontage wherein the Façade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares. | | |
| Porch & Fence: a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep. | | |
| Terrace or Dooryard: a Frontage wherein the Façade is set back from the Frontage Line by a terrace or small front garden with a low wall. This type buffers Residential use from Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard. | | |
| Forecourt: a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks. | | |
| Sloop: a Frontage wherein the Façade is aligned close to the Frontage Line with the first story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use. | | |
| Shopfront: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has substantial glazing on the Sidewalk level and an Awning that may overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage. | | |

Form Based Codes in New England Jamestown: Pattern Book

A JAMESTOWN VISION

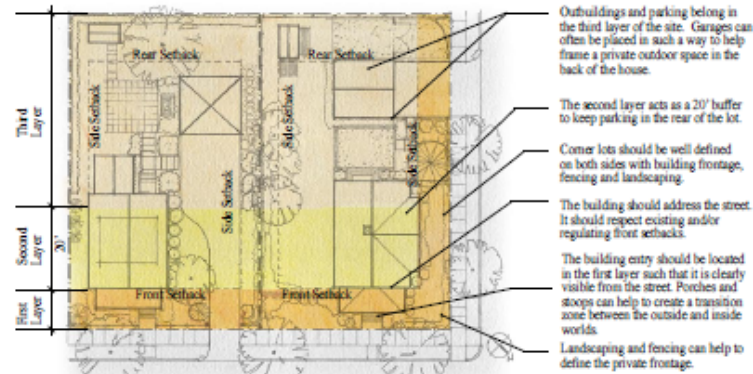


PATTERN BOOK &
DESIGN GUIDELINES
FOR BUILDING IN THE VILLAGE

JUNE 19, 2008

Form Based Codes in New England Jamestown: Pattern Book

THE LOT & THE BLOCK



Outbuildings and parking belong in the third layer of the site. Garages can often be placed in such a way to help frame a private outdoor space in the back of the house.

The second layer acts as a 20' buffer to keep parking in the rear of the lot.

Corner lots should be well defined on both sides with building frontage, fencing and landscaping.

The building should address the street. It should respect existing and/or regulating front setbacks.

The building entry should be located in the first layer such that it is clearly visible from the street. Porches and stoops can help to create a transition zone between the outside and inside worlds.

Landscaping and fencing can help to define the private frontage.

3.1 The three layers signify the proper zones for the location of the entry, the building, parking and any outbuildings.



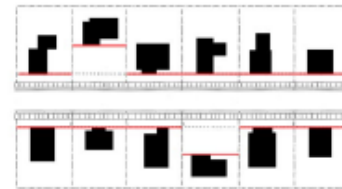
3.2 Trees create a separation between the public zone of the sidewalk and the private zone of the front porch.



3.3 A successful corner lot creates a strong frontage along both the primary and secondary streets. Landscaping elements soften the hard edges of the building along the front and side setbacks.

AVOID

3.4 It is important to maintain the rhythm of the street when building on new lots in traditional neighborhoods. Houses that are set too far back and do not align with the other houses on the street disrupt the continuity of the neighborhood.



Form Based Codes in New England Jamestown

Political Strategy and Addressing Design :

- Interactive charrette followed by code drafting
- Major development review by Plan Review Committee
- All projects reviewed by Town Planner
- Pattern book provides guidelines for project review

Consultant Role and Financing:

- Summer resident familiar with the community participated in the design team
- Zones and review system simplified between completion of consultant report and approval of zoning

Interesting Fact:

- Smartcode in Jamestown approved on the same day that Miami, FL approved their citywide smartcode.

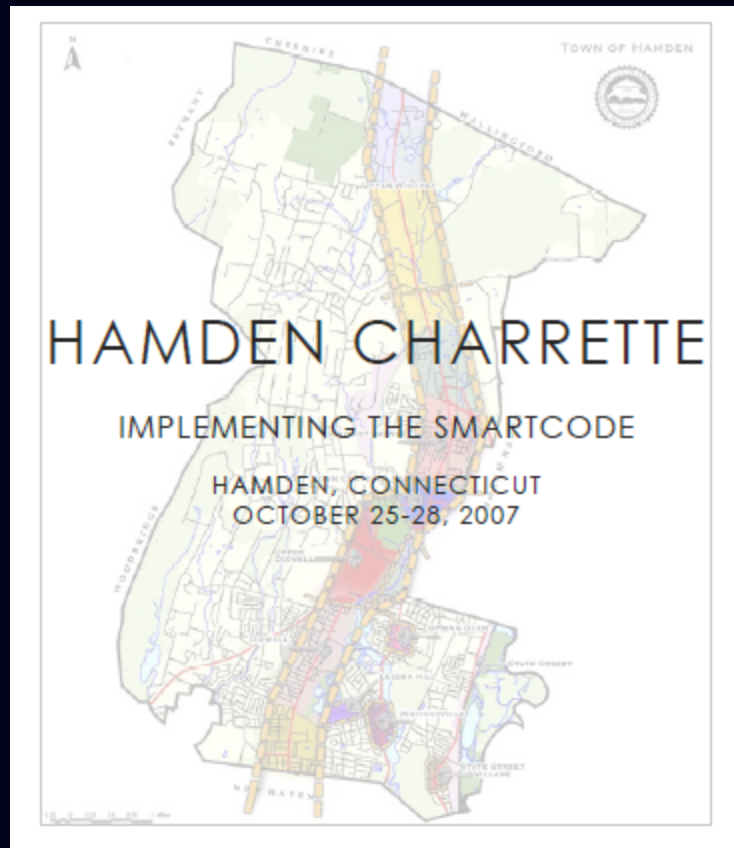
Form Based Codes in New England Hamden



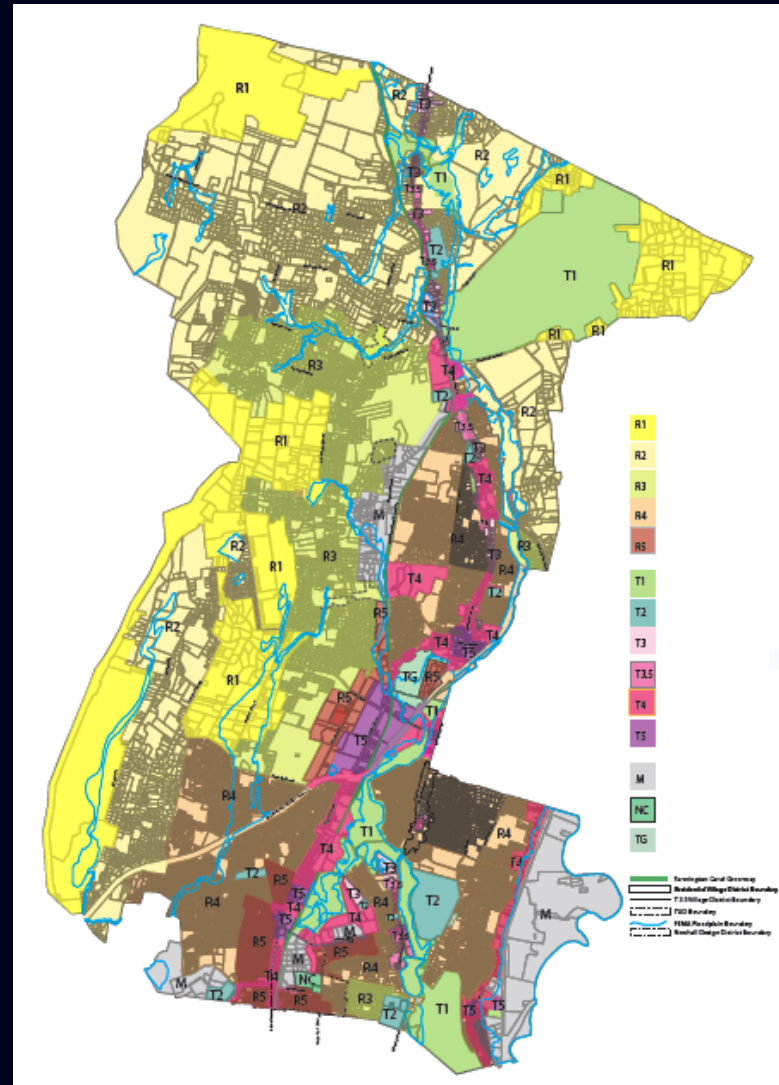
Form Based Codes in New England Hamden

| | |
|------------------------|---|
| Site: | Small downtown |
| Size: | Suburban town 58,000 32 sq miles of land area |
| Project: | Protection / infill downtown |
| Developed by: | Town planner w/ consultants |
| Type of code: | Mandatory / Integrated / Smartcode Modified Transect |
| Project approval body: | Planning Commission |
| Adopted: | December 7, 2009 |

Form Based Codes in New England Hamden: Charrette



Form Based Codes in New England Hamden: Zoning Map / Regulating Plan



Form Based Codes in New England Hamden: Transect Descriptions

TRANSECT DESCRIPTIONS



T-1 NATURAL
T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.

General Character: Natural landscape with some agricultural use
Building Placement: Not applicable
Frontage Types: Not applicable
Typical Building Height: Not applicable
Type of Civic Space: Parks, Greenways



T-2 RURAL
T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.

General Character: Primarily agricultural with woodland & wetland and scattered buildings
Building Placement: Variable setbacks
Frontage Types: Not applicable
Typical Building Height: 1- to 2-Story
Type of Civic Space: Parks, Greenways



T-3 SUB-URBAN
T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

General Character: Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally
Building Placement: Large and variable front and side yard setbacks
Frontage Types: Porches, fences, naturalistic tree planting
Typical Building Height: 1- to 2-1/2 story with some 3-story
Type of Civic Space: Parks, Greenways



T3.5 & T-4 GENERAL URBAN
T3.5 & T-4 General Urban Zones consist of a mixed use but primarily residential urban fabric. They may have a wide range of building types: single, sideyard, & rowhouses. Setbacks & landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

General Character: Mix of houses, townhouses & small apartment buildings, with scattered commercial activity; balance between landscape and buildings; presence of pedestrians
Building Placement: Shallow to medium front and side yard setbacks
Frontage Types: Porches, fences, dooryards
Typical Building Height: 2- to 3-story
Type of Civic Space: Squares, Crosses

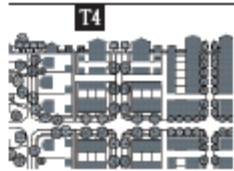


T-5 URBAN CENTER
T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

General Character: Shops mixed with townhouses, larger apartment houses, offices, workplace, and civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity
Building Placement: Shallow setbacks or none; buildings oriented to the street defining a street wall
Frontage Types: Stoops, shopfronts, galleries
Typical Building Height: 3- to 5-story with some variation
Type of Civic Space: Parks, plazas and squares, median landscaping

Form Based Codes in New England Hamden: Building Form Standards

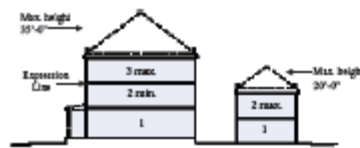
FORM-BASED CODE GRAPHICS - T4



T4

BUILDING HEIGHT

1. Building height shall be measured in number of feet.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial facade which must be a maximum of 11 ft with a maximum of 25 ft.
3. Buildings shall have an Expression Line on the exterior facade at the top of the 2nd story level.



| BUILDING HEIGHT | |
|--------------------|-------------------------|
| Principal Building | 2 stories min./33' max. |
| Outbuilding | 120'-0" max. |

| BUILDING LOCATION | |
|-------------------|---------------|
| Edgeward | permitted |
| Sideward | permitted |
| Rearyard | permitted |
| Courtyard | not permitted |

| SETBACKS - PRINCIPAL BUILDING | |
|-------------------------------|------------------------|
| (g.1) Front Setback Principal | 6 ft. min. 18 ft. max. |
| (g.2) Front Setback Secondary | 6 ft. min. 18 ft. max. |
| (g.3) Side Setback | 0 ft. min. |
| (g.4) Rear Setback | 5 ft. min.* |
| Frontage Buildout | 60% min at setback |

| SETBACKS - OUTBUILDING | |
|------------------------|---------------------------|
| (h.1) Front Setback | 10 ft. min./bldg. setback |
| (h.2) Side Setback | 13ft. at corner |
| (h.3) Rear Setback | 13 ft. min. |

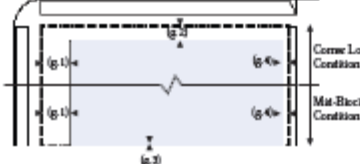
| PRIVATE FRONTAGES** | |
|------------------------|---------------|
| Common Lawn | not permitted |
| Porch & Fence | permitted |
| Terrace or Light Court | permitted |
| Forecourt | permitted |
| Stoop | permitted |
| Shopfront & Awning | permitted |
| Gallery | permitted |
| Arcade | not permitted |

*or 15 ft. from center line of alley
 ** "N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

** Any protrusion into the Town or State right-of-way will require approval from the appropriate entity.

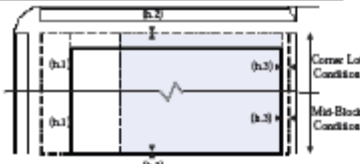
SETBACKS - PRINCIPAL BLDG.

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Facades shall be built along the principal frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The elevations of the outbuilding shall be distanced from the lot lines as shown.

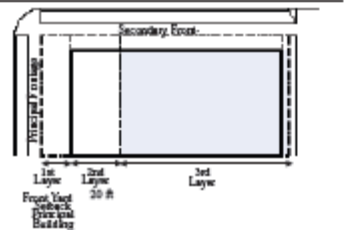


PARKING PLACEMENT

- Covered and uncovered parking uncovered and uncovered may be provided within the 2nd layer.

TRASH PLACEMENT

- Trash containers shall be stored within the 3rd layer. (See also Section 550.7.1)



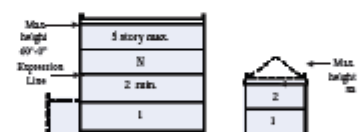
FORM-BASED CODE GRAPHICS - T5



T5

BUILDING HEIGHT

1. Building height shall be measured in number of feet.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial facade which must be a maximum of 11 ft with a maximum of 25 ft.
3. Buildings shall have an Expression Line on the exterior facade at the top of the 2nd story level.



| BUILDING HEIGHT | |
|--------------------|--------------------------|
| Principal Building | 15 stories max. / 2 min. |
| Outbuilding | 12 stories max. |

| BUILDING LOCATION | |
|-------------------|---------------|
| Edgeward | not permitted |
| Sideward | permitted |
| Rearyard | permitted |
| Courtyard | permitted |

| SETBACKS - PRINCIPAL BUILDING | |
|-------------------------------|-------------------------|
| (g.1) Front Setback Principal | 10 ft. min. 12 ft. max. |
| (g.2) Front Setback Secondary | 10 ft. min. 12 ft. max. |
| (g.3) Side Setback | 0 ft. min. 24 ft. max. |
| (g.4) Rear Setback | 5 ft. min.* |
| Frontage Buildout | 80% min at setback |

| SETBACKS - OUTBUILDING | |
|------------------------|-------------------------------|
| (h.1) Front Setback | 40 ft. max. from rear prop. |
| (h.2) Side Setback | 0 ft. min. or 2 ft. at corner |
| (h.3) Rear Setback | 5 ft. max. |

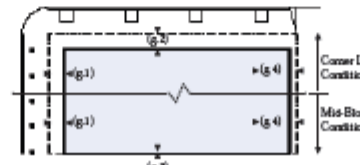
| PRIVATE FRONTAGES** | |
|------------------------|---------------|
| Common Lawn | not permitted |
| Porch & Fence | not permitted |
| Terrace or Light Court | permitted |
| Forecourt | permitted |
| Stoop | permitted |
| Shopfront & Awning | permitted |
| Gallery | permitted |
| Arcade | permitted |

*or 15 ft. from center line of alley
 ** "N" stands for any stories above those shown, up to the maximum, refer to metrics for exact minimums and maximums

** Any protrusion into the Town or State right-of-way will require approval from the appropriate entity.

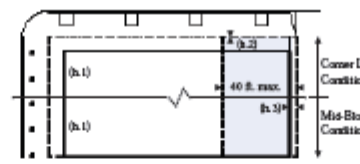
SETBACKS - PRINCIPAL BLDG.

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Facades shall be built along the principal frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The elevations of the outbuilding relative to the property lines, shall be located as shown.

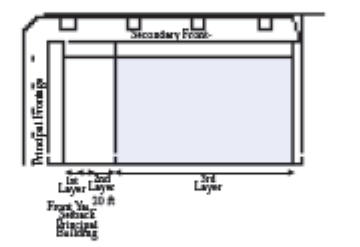


PARKING PLACEMENT

- Covered and uncovered parking spaces may be provided within the 3rd layer as shown in the diagram.

TRASH PLACEMENT

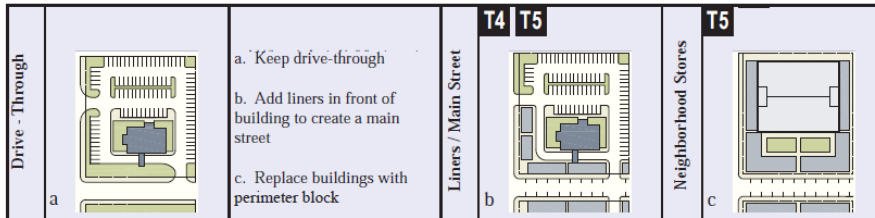
- Trash containers shall be stored within the 3rd layer. (See also Section 550.7.1)



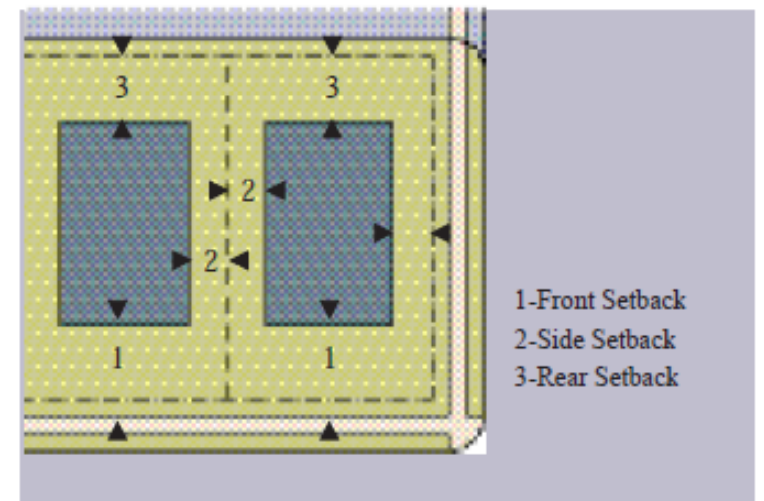
Form Based Codes in New England Hamden: Other Graphical Standards

| Table 5.7 Required Queue Spaces | |
|---|--------------------------------------|
| Use | Required Queue Spaces* |
| Automatic Teller Machine (ATM), drive-up type | 4 per machine |
| Bank Drive-up window | 8 for each window in a separate lane |
| Pharmacy Drive-up window | 4 for each window |
| Take-out food service | 8 for each window |
| Other | As determined by the Commission |

*Unless modified by the State Traffic Commission



Examples of re-design of existing drive through designs



1-Front Setback
2-Side Setback
3-Rear Setback

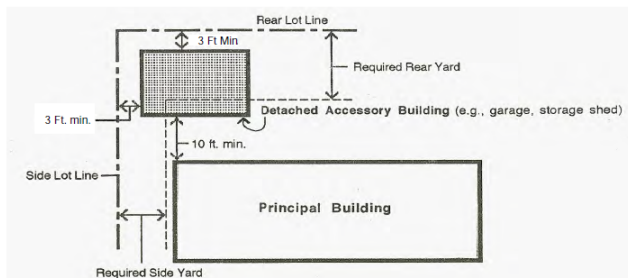
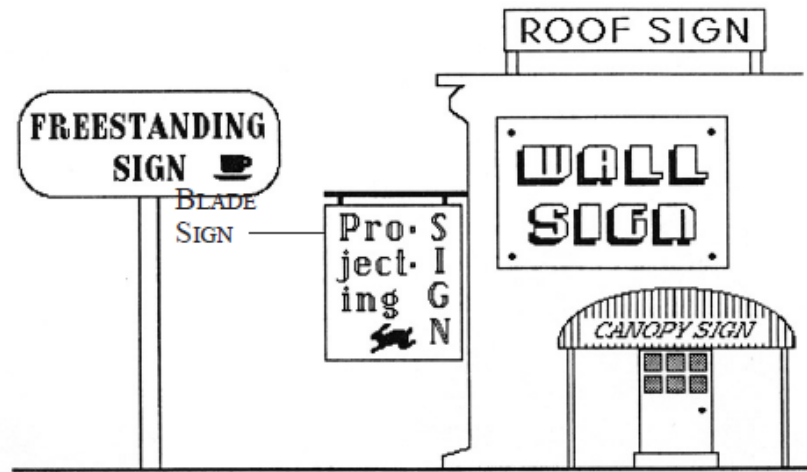


Figure 5.1 Location(s) of Accessory Buildings on Lot.



Form Based Codes in New England Hamden

Political Strategy and Addressing Design

- Charrette followed by extensive town-wide review process
- An unbelievable number of meetings
- Residential and very small projects by right
- Most development requires Planning Commission Special Permit

Consultant Role and Financing:

- Town planner led town-wide zoning upgrade, but used consultant for FBC.
- Town-wide rezoning included transect districts regulated by FBC and residential districts regulated by conventional zoning regulations
- Financing from local sources

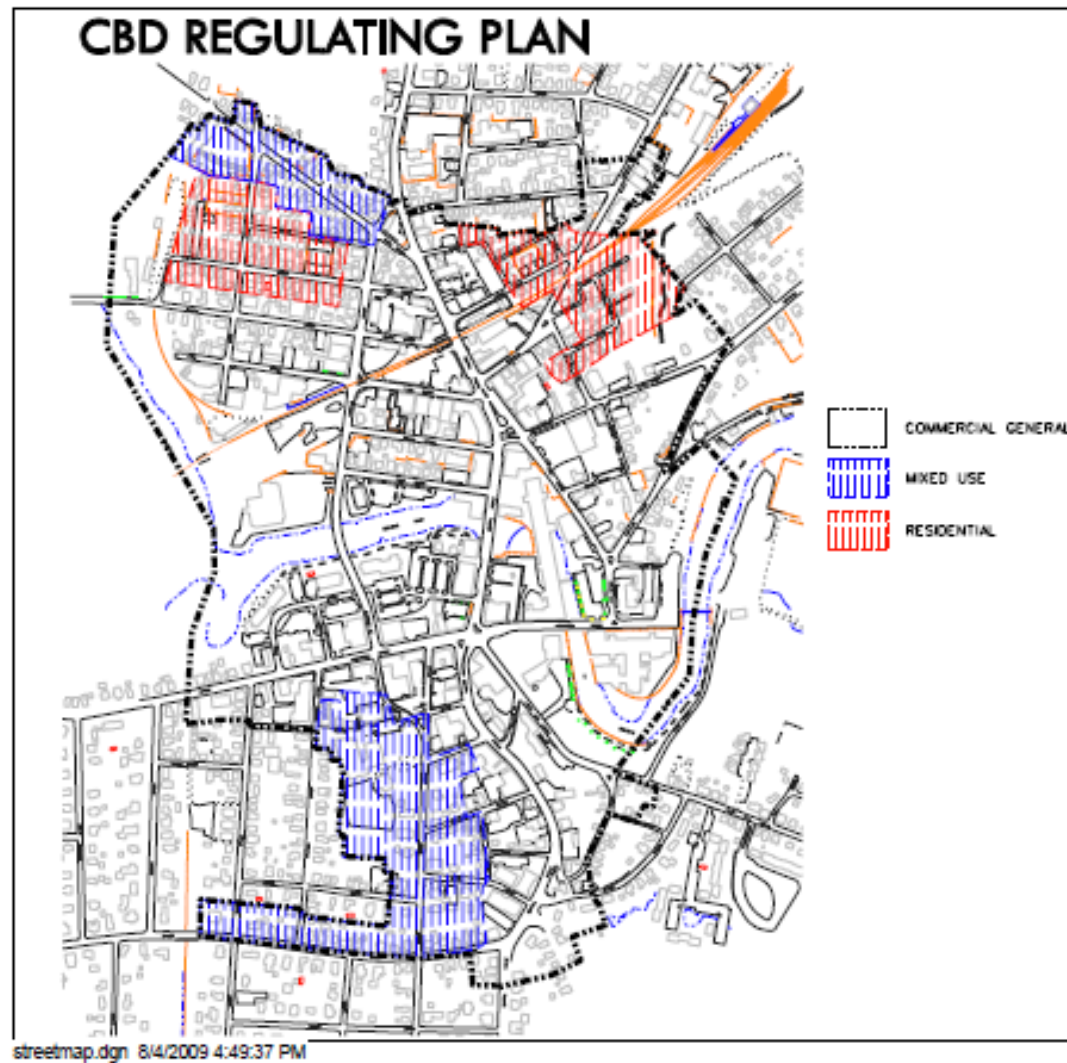
Form Based Codes in New England Dover



Form Based Codes in New England Dover

| | |
|------------------------|---|
| Site: | Small downtown |
| Size: | Community of 27,000, 29 sq miles |
| Project: | Protection / infill downtown |
| Developed by: | Town planner w/ consultant |
| Type of code: | Mandatory / Integrated Frontage-Based Code |
| Project approval body: | Planning Board |
| Adopted: | December 9, 2009 |

Form Based Codes in New England Dover: Regulating Plan



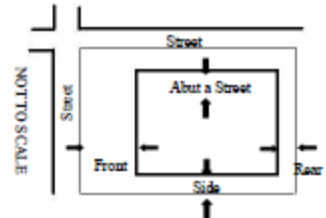
Form Based Codes in New England Dover: Standard Zoning Districts

Adopted 12/9/2009 per O – 2009.09.09-15

Urban Density Multi-Residential (RM-U) District

The information included in this Table represents the requirements for development in this District.

| LOT OCCUPATION (1) | |
|---|-----------|
| Min. Lot Size (2) | 10,000 sf |
| Frontage (feet) | 80 ft |
| Lot Coverage | 40% |
| SETBACKS - PRINCIPAL BUILDING (FEET) | |
| Front / Abut a Street | (3) |
| Side | 1.5 |
| Rear | 1.5 |
| OUTBUILDING/ACCESSORY USE SETBACKS (FEET) | |
| Front / Abut a Street | (3) |
| Side Setback | 10 |
| Rear Setback | 10 |
| BUILDING HEIGHT (FEET) | |
| Principal Building | 40 |
| Outbuilding | 40 |



The principal structure shall be distanced from the lot lines as shown.

| Sign Regulations | |
|---|---------|
| Total Sign No. | 1 |
| Maximum Sign Area | 16 sq' |
| * Cur. Home Occupation Sign Max 2 Sq' a Development Identification sign may be 20 sq' | |
| SETBACKS - Freestanding | |
| Sign | 10' |
| Sign Type | Allowed |
| Freestanding | Yes |
| Projecting | Yes |
| Wall/Awning | No |
| Temporary | No |

1

| Permitted Uses | |
|--|-------------------------------|
| 1 | Family Dwelling |
| 2 | Family Dwelling |
| Conversion of Existing Dwelling to Accommodate not more than 2 units (4) | |
| 3 | Rooming House (5) |
| 4 | Funeral Parlor |
| 5 | Office (6) |
| 6 | Service Club (7) |
| 7 | Adult Day Care |
| 8 | Child Care Facility |
| 9 | Church |
| 10 | Educational Institution, K-12 |
| 11 | Public Recreation |
| 12 | Public Utility (8) |

| Uses Via Special Exception (see 170-52) | |
|---|---|
| 13 | 3-4 Family Dwelling (SEE OVER) |
| 14 | Conversion of Existing Dwelling to Accommodate not more than 4 units (SEE OVER) |
| 15 | Beauty and barber shop (SEE OVER) |
| 16 | Congregate Care (SEE OVER) |
| 17 | Elderly Assisted Care (SEE OVER) |
| 18 | Nursing Homes (SEE OVER) |
| 19 | Group Home Form Minors (SEE OVER) |

SEE PAGE 2 FOR FOOTNOTES

Adopted 12/9/2009 per O – 2009.09.09-15

- [1] Refer to §§ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential use. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – WK 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands, [Amended 1-22-2003 by Ord. No. 15]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [3] The front setback and abut a street shall be calculated by determining the setbacks of all lots within the same zone located with 500 feet from the exterior lot lines of the original lot to be subdivided. For new construction, this dimension shall be considered to be a build to line, as opposed to a setback. For expansion, it will remain a setback. Regardless of the average, in no case shall the build to line be closer than five (5) feet to the front lotline.
- [4] Provided that the lot contains at least two thousand (2,000) square feet for each dwelling unit plus an additional five hundred (500) square feet for every bedroom contained in such multiunit residence. A maximum of four (4) units per lot is allowed.
- [5] Provided that no more than five (5) rooms are rented to no more than (10) persons.
- [6] Permitted only if operated as a customary home occupation (Refer to definition in § 170-68)
- [7] Provided that there is no sale or consumption of alcoholic beverages on the premises.
- [8] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structure and storage within. [Amended 10-28-88 by Ord. No. 18-88]

SPECIAL EXCEPTION CRITERIA

Three- and four-family dwellings. [Added 3-25-87 by Ord. No. 6-87]

- A. Three- or four-family dwellings and conversions of existing dwellings to three (3) or four (4) units shall be subject to the following regulations:
 1. The specific site must have an amount of open space, either landscaped or left natural, at least equal to the average amount of open space on all developed lots in the RM-U District that are wholly or partly within two hundred (200) feet of the subject parcel. Existing parking areas, either gravel, paved or unpaved, shall not be considered to be open space.
 2. Off-street parking, in accordance with Chapter 149, Site Review, shall be provided as to avoid vehicles backing into the street. Two (2) parking spaces per unit shall be required.
 3. Parking lots shall be at least five (5) feet from a side property line and ten (10) feet from a front property line.
 4. Parking areas shall be screened from the street and from abutting lots.
 5. Structures shall be at least twenty (20) feet from a front property line, fifteen (15) feet from a rear property line and fifteen (15) feet from a side property line unless abutting a street, in which case, the distance from the side property line shall be twenty (20) feet.

- Barber- and Beauty Shops**
Barber- and beauty shops shall be subject to the following regulations:
- A. No more than one (1) operator's chair is permitted.
 - B. No assistants are to be employed.
 - C. All operators are to be members of the immediate family who reside in the home.
 - D. All such uses shall conform to the regulations governing customary home occupations in 170-68.

Elderly Assisted Care Home. [Added 09-15-93 by Ord. No. 19-93]

- Elderly Assisted Care Home is allowed by Special Exception in accordance with the density and provisions stated below:
- A. Elderly Assisted Care Homes larger than 4 bedrooms shall meet the following density requirements in the RM-U District at a density of one bedroom per 2,500 sq. ft.
 - B. Provided that parking and service areas are screened from abutting residential uses.
 - C. Notwithstanding the above requirements, the maximum number of bedrooms and residents allowed in a facility may be increased provided the increase is found not to be detrimental to the surrounding properties and conforms with parking standards in Chapter 170-44 (Off Street Parking). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure. [Added 01-22-03 by Ord. No. 35-03]

Congregate Care Facility. [Added 09-15-93 by Ord. No. 19-93]

- Congregate Care Facility is allowed as a Special Exception in accordance with the density and provisions stated below:
- A. In the RM-U District at one unit per 2,500 sq. ft. of land.
 - B. Provided that parking and service areas are screened from abutting residential uses.

Nursing Home. [Added 09-15-93 by Ord. No. 19-93]

- Nursing Home is allowed as a Special Exception in accordance with the density and provisions stated below:
- A. In the RM-U District at one unit per 2,000 sq. ft. of land.
 - B. Provided that parking and service areas are screened from abutting residential uses.

Group Home for Minors. [Added 09-01-93 by Ord. No. 20-93]

- Group Home for Minors shall be subject to the following conditions:
- A. The group home site shall be compatible with abutting uses.
 - B. The group home shall be located in areas of transitional land use or mixed land use.
 - C. Parking and service areas shall be screened from abutting residential uses, unless the abutter chooses to not want acid screening.
 - D. Open space shall be maintained on the property in an amount comparable to the neighborhood.
 - E. The planned occupancy of the group home shall be compatible with the permitted density of the surrounding neighborhood.

2

Form Based Codes in New England Dover: Form Standards – Commercial

Commercial

Adopted 12/9/2009 per O – 2009.09.09-15

The information included in this Table represents the requirements for development in this District.

Statement of Purpose:

From the late 1700's, when Dover began to shift from a farming community to a manufacturing center, the land and blocks in and around Washington and Main Streets and Central Avenue have been the community's commercial core. Both redevelopment and new development should reflect that 250 year history. A wide array of retail and commercial activity should be encouraged here. Residential activity should be encouraged on the upper floors of buildings. New construction, where needed, should follow the pattern of existing development in terms of building placement, building height, and the use of durable construction materials. Public spaces are important here, and should be encouraged and maintained properly.

| | |
|--|-------------------|
| LOT OCCUPATION | |
| Lot Coverage | 75% min |
| BUILD TO LINES - PRINCIPAL BUILDING | |
| Front (Principal) | 0 ft min (10 max) |
| Front (Secondary) | 0 ft min (10 max) |
| Side | 0 ft min 24 max |
| Rear Setback | 10 ft min |
| Frontage Buildout | 70% min |
| OUTBUILDING/ACCESSORY SETBACKS | |
| Front Setback | not permitted |
| Side Setback | not permitted |
| Rear Setback | not permitted |
| PRIVATE FRONTAGES | |
| Common Yard | not permitted |
| Porch and Fence | not permitted |
| Terrace / Lightwell | not permitted |
| Shop | permitted |
| Shopfront & Awning | permitted |
| Gallery | permitted |
| BUILDING HEIGHT | |
| Principal Building | 2 story min |
| Outbuilding | not permitted |

*CUP may be used to adjust above standards

SPECIAL REGULATIONS

Parking Location Standards (See 170-44)

New construction resulting in additional square footage or an increase in residential units must comply with parking standards.

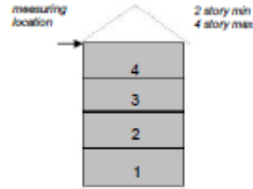
- Parking spaces may be located off-site within 1,000 feet of the proposed use.
- Parking spaces may be leased from the city or a private landowner.
- New parking spaces shall be screened from the street.

Ground Floor Standards

- No less than 30% of the Facade shall be windows.
- A pedestrian entrance shall be required.
- For new construction only non-residential uses shall be on the ground floor level.

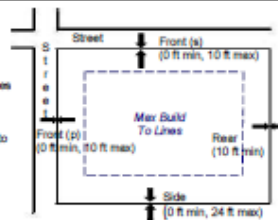
Building Height

- Building height shall be measured in number of Stories, excluding attics and raised basements.
- Height shall be measured to the eave or roof deck as specified in the ordinance.



Build to Lines

- The Facades and Elevations shall be distanced from the Lot Lines as shown.
- Facades shall be built to a minimum of 70% of the Frontage Buildout.



Streetscape Standards (See 170-10.1 E)

All elements must be consistent within a project.

- Street Trees shall be planted at an average spacing of 25 to 30 feet on center.
- Unpaved ground area along the frontage shall be planted with groundcover or flowering vegetation.
- Sidewalks shall be concrete a minimum of 5 feet wide.
- Street Furniture shall include:
 - 1 bench for every 100 feet of Frontage.
 - A minimum of 1 waste bin at each Block Corner.
 - 1 bike rack per non-residential project.

Architectural Standards (See 170-10.1 F)

- These standards are optional and may be utilized by the applicant.

Turn sheet over for Permitted Uses →

| Permitted Uses | | | |
|---|--|--|--|
| Uses | Commercial | Mixed Use | Residential |
| Residential | Permitted, but not on ground floor except in existing structures | Permitted, but not on ground floor except in existing structures | Permitted |
| Lodging | Permitted | Permitted, up to 12 rooms w/stays up to 14 days | Permitted, up to 12 rooms w/stays up to 14 days |
| Professional Services/Offices/ Commercial | Permitted | Permitted | Home Occupation, Neighborhood Store, others via CUP (170-10.1 B) |
| Felling and Drinking (without drive-thru) | Permitted | Not Permitted | Not Permitted |
| Retail/ Personal Services | Permitted | Permitted | Permitted |
| Civic | Permitted | Permitted | Permitted |
| Other | Via CUP (170-10.1 B) | Via CUP (170-10.1 B) | Via CUP (170-10.1 B) |

Sign Regulations - Commercial

| | |
|--|---------|
| Total Sign No. | 2 |
| Maximum Sign Area | Note 1 |
| Total Sign # is per tenancy, and is for lot (excluding development identification signs) | |
| SETBACKS - Freestanding Sign | |
| Building | 20' |
| Sign Type | Allowed |
| Freestanding | Note 2 |
| Projecting | Note 3 |
| Wall/Awning | Note 4 |
| Temporary | Note 5 |

- Total sign area for each Small Foot of business coverage. SF may be increased if MS Sign (170-22 F) is utilized to.
- Max. size 60 sq. ft. Max. height is 10'. One sign per side of frontage.
- Max. size 24 sq. ft. Max. height is 10' above sidewalk. Max. height is 25' above sidewalk.
- Max. size 40sq. ft.
- 1 year permits granted, 1 sign allowed per building, any building over 100' of frontage is allowed a second sign. Max. height is 7'. Max. size 60 sq. ft.

Page 2

| | |
|--|------------------------------------|
| Adult Bookstore, Video Store or Adult Cabaret | [Added 10-20-03 by Ord. No. 28-03] |
| Adult Bookstore, Video Store or Adult Cabaret shall be subject to the following conditions: | |
| A. An Adult Bookstore, Video Store or Cabaret shall be at least 500 feet from a parcel of land containing an existing residential use. | |
| B. An Adult Bookstore, Video Store or Cabaret shall be at least 1000 feet from a parcel of land containing a school, church, community park or public recreational area. | |
| C. No adult Bookstore, Video Store or Cabaret shall be permitted within 1000 ft. of an existing similar use. | |
| D. The proposed use shall comply with all other state statutes, and city ordinances and codes. | |

Turn sheet over for dimensional standards →

Form Based Codes in New England Dover: Form Standards – Mixed Use

Mixed Use

Adopted 12/9/2009 per O – 2009.09.09-15

The information included in this Table represents the requirements for development in this District.

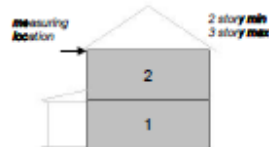
Statement of Purpose:

This is an area in transition. Once the homes of the mill's managers and the community's professionals and successful merchants, shipbuilders, sea captains, and others, these stately Victorian buildings are a tribute to Dover's financial success during the height of the mill economy. These elegant structures lend grace to the community. While some of the existing buildings remain as single family residences, others are being converted to apartments and offices. As new structures replace older ones, they should follow the setback and massing of earlier structures. Residences in these newer building should be restricted to upper levels. Landscaping is an important element of this district, in both the public and private areas.

| LOT OCCUPATION | |
|-------------------------------------|-------------------------|
| Lot Coverage | 50% |
| BUILD TO LINES - PRINCIPAL BUILDING | |
| Front (Principal) | 5 ft min 20 ft max |
| Front (Secondary) | 5 ft min 20 ft max |
| Side | 5 ft min 20 ft max |
| Rear | 10 ft min 20 ft max |
| Frontage Buildout | 80% min |
| OUTBUILDING/ACCESSORY SETBACKS | |
| Front Setback | 20 ft min + 50% setback |
| Side Setback | 5 ft min |
| Rear Setback | 5 ft min |
| PRIVATE FRONTAGES | |
| Common Yard | permitted |
| Porch and Fence | permitted |
| Terrace / Lightwell | permitted |
| Scoop | permitted |
| Shopfront & Awning | not permitted |
| Gallery | not permitted |
| BUILDING HEIGHT | |
| Principal Building | 2 stories min, 3 max |
| Outbuilding | 2 stories max |

Building Height

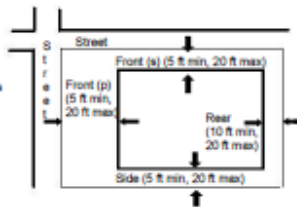
1. Building height shall be measured in number of Stories, excluding attics and raised basements.



2. Height shall be measured to the eave or roof deck as specified in the ordinance.

Build to Lines

1. The Facades and Elevators shall be distanced from the Lot lines as shown.



2. Facades shall be built along the Principal Frontage to a minimum of 80% of the Frontage Buildout.

SPECIAL REGULATIONS

Parking Location Standards (See 170-44)

New construction resulting in additional square footage or an increase in residential units must comply with parking standards.

- Parking spaces may be located off-site within 1,000 feet of the proposed use.
- Parking spaces may be leased from the city or a private landowner.
- New parking spaces shall be screened from the street.

Ground Floor Standards

- Only Non-residential uses on ground floor level.

Streetscape Standards (See 170-10.1 E)

All elements must be consistent within a project.

- Street Trees shall be planted at an average spacing of 25 to 30 feet on center.
- Unpaved ground area along the frontage shall be planted with groundcover or flowering vegetation.
- Sidewalks shall be asphalt a minimum of 5 feet wide.
- Street Furniture shall include:
 - 1 bench for every 30 feet of Frontage,
 - A minimum of 1 waste bin at each Block Corner,
 - 1 bike rack per non-residential project.

Architectural Standards (See 170-10.1 F)

- These standards are optional and may be utilized by the applicant.

Turn sheet over for Permitted Uses →

Permitted Uses

| Uses | Commercial | Mixed Use | Residential |
|---|--|--|--|
| Residential | Permitted, but not on ground floor except in existing structures | Permitted, but not on ground floor except in existing structures | Permitted |
| Lodging | Permitted | Permitted, up to 12 rooms whistays up to 14 days | Permitted, up to 12 rooms whistays up to 14 days |
| Professional Services/Offices/ Commercial | Permitted | Permitted | Home Occupation, Neighborhood Store, others via CUP (170-10.1 B) |
| Fueling and Drinking (without drive-thru) | Permitted | Not Permitted | Not Permitted |
| Retail/ Personal Services | Permitted | Permitted | Permitted |
| Civic | Permitted | Permitted | Permitted |
| Other | Via CUP (170-10.1 B) | Via CUP (170-10.1 B) | Via CUP (170-10.1 B) |

Sign Regulations - Mixed Use

| Total Sign No. | 1 |
|--|---------|
| Maximum Sign Area | 12 sf |
| Total Sign # is per tenancy, and is for lot (excluding development identification signs) | |
| SETBACKS - Freestanding Sign | |
| Building | 20' |
| Sign Type | Allowed |
| Freestanding | Note 3 |
| Projecting | No |
| Wall/Awning | Note 4 |
| Temporary | No |

(3) If multiple tenancy, maximum size 4sf/tenant. Maximum height 8 ft.

(4) Maximum height is 16 ft. above ground elevation, or to bottom of the eaves of the first level of windows above the first floor, whichever is lowest.

Page 2

Adult Bookstore, Video Store or Adult Cabaret

[Added 10-20-03 by Ord. No. 28-03]

Adult Bookstore, Video Store or Adult Cabaret shall be subject to the following conditions:

- An Adult Bookstore, Video Store or Cabaret shall be at least 500 feet from a parcel of land containing an existing residential use.
- An Adult Bookstore, Video Store or Cabaret shall be at least 1000 feet from a parcel of land containing a school, church, community park or public recreational area.
- No adult Bookstore, Video Store or Cabaret shall be permitted within 1000 ft. of an existing similar use.
- The proposed use shall comply with all other state statutes, and city ordinances and codes.

Turn sheet over for dimensional standards →

Form Based Codes in New England Dover

Political Strategy and Design Process:

- Charrette followed by additional public review
- Extensive participation in charrette process
- Most project still require some Board review

Consultant Role and Financing:

- Local based consultant had done other work in the community
- Financing from local sources

Interesting note:

- Won Plan NH 2010 Merit Award and NH Planners Association 2009 Project of the Year Award

Form Based Codes in New England Simsbury



Form Based Codes in New England Simsbury

| | |
|------------------------|---|
| Site: | Historic town center and adjacent land |
| Size: | Community of 23,000, 34 sq miles |
| Project: | Town center and new development |
| Developed by: | Consulting team hired by town |
| Type of code: | Mandatory – Street Based Attached to traditional town code |
| Project approval body: | Zoning Commission |
| Adopted: | Draft complete, adoption forthcoming |

Form Based Codes in New England Simsbury

SIMSBURY Town Center CHARRETTE

PUBLIC EVENTS

Sat, September 12

Hands-on Design Session

8:30 am - 12:30 pm

Simsbury Public Library

September 13 - 16

Open Design Studio

8:00 am - 9:00 pm

Simsbury Public Library

Mon, September 14

Drop-in Open House

6:00 pm - 8:00 pm

Simsbury Public Library

Wed, September 16

Closing Presentation

6:00 pm - 8:00 pm

Simsbury Public Library

Project funding provided by:

Town of Simsbury

Connecticut Trust for Historic Preservation

CT Department of Environmental Protection

CT Office of Policy and Management



GET INVOLVED! COME JOIN US!

The Simsbury Town Center Charrette will have an important impact on the heart of your community. Please come and participate—your viewpoint is very important. This is your future, come help create it.

Additional Information

Phone: 860-658-3228

www.simsburycenter.blogspot.com

www.simsbury-ct.gov/charrette

Flyer advertising the Town Center charrette.

Form Based Codes in New England Simsbury Code



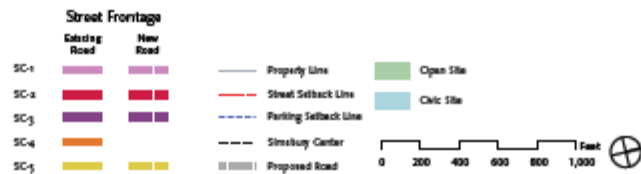
Form Based Codes in New England Simsbury Code



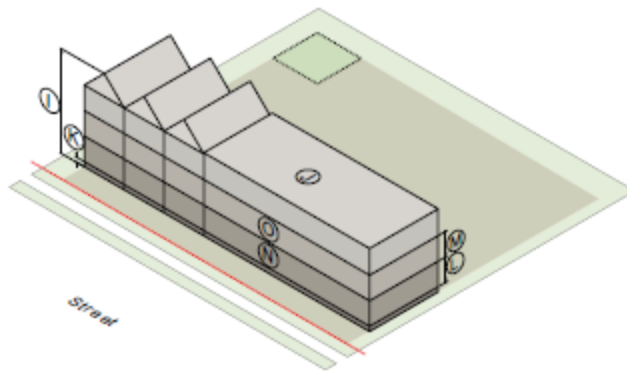
Simsbury Center Regulating Plan

July 20, 2010

Code Studio | Third Coast Design Studio | Urban Advantage |
Winter and Company | Nelson\Akkard | W-21A



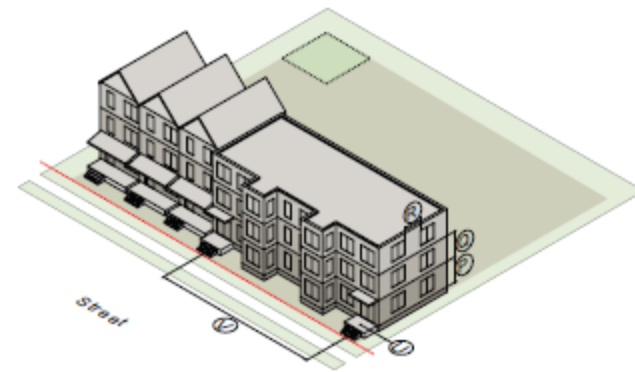
Form Based Codes in New England Simsbury Code



HEIGHT AND USE

| Height | |
|---|-------------------------|
| (L) Building height (max) | Varies (see height map) |
| (J) Roof | Flat or pitched |
| (K) Ground story finished floor elevation (min/max) | 2' / 4' |
| (L) Ground story height, floor to floor (min/max) | 9' / 12' |
| (M) Upper story height, floor to floor (min/max) | 9' / 12' |
| Allowed Use Summary* | |
| (N) Ground story | Residential, public |
| (O) Upper story | Residential |

*See Chapter 4 for specific use requirements



FORM

| Transparency | |
|--|-----------|
| (P) Ground story (min/max) | 20% / 70% |
| (Q) Upper story (min/max) | 20% / 70% |
| (R) Blank wall area (max) | 40' |
| Facade Articulation | |
| (S) Front wall length without offset (max) | n/a |
| (T) Front wall offset length & depth (min) | n/a |
| Building Entrances | |
| (U) Street facing entrance | Required |
| (V) Entrance spacing (max) | 75' |

Allowed Building Element Summary*

| | |
|-------------|-----------------------|
| Public | Not allowed |
| Semi-Public | Porch, stoop, balcony |

*See Sec. 2.11 for specific building element requirements

Form Based Codes in New England Simsbury

Political Strategy and Design:

- Simsbury had rejected big-box development in the corridor and was seeking an alternative
- Full charrette in 2009 set the stage for the zoning change

Consultant Team and Financing:

- Received grant from CT Main Streets Center to start process
- Secured local funding to hire consulting team for charrette and code
- Consultant team firms based in Austin, Nashville, Boulder, Berkeley, Boston and Annapolis

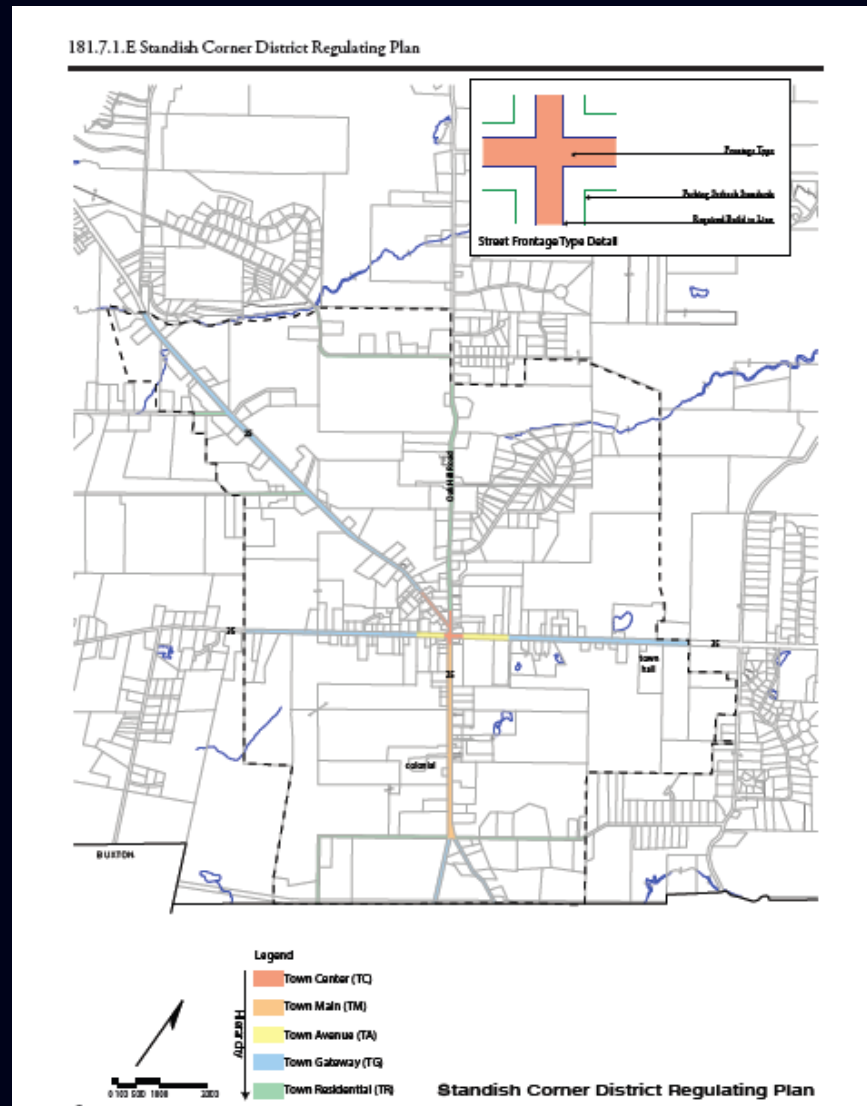
Form Based Codes in New England Standish



Form Based Codes in New England Standish

| | |
|------------------------|--|
| Site: | Small town downtown |
| Size: | Town – population 10,000 |
| Project: | FBC after completed comprehensive plan |
| Developed by: | Local consultant |
| Type of code: | Street based |
| Project approval body: | Standish Town Council |
| Adopted: | June 7, 2011 |

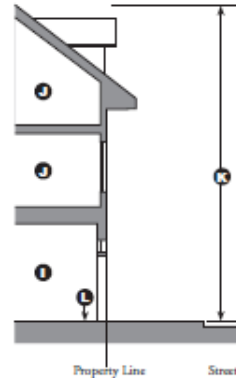
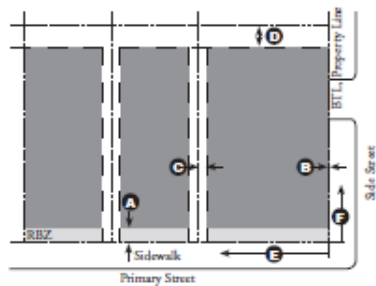
Form Based Codes in New England Standish



Form Based Codes in New England Standish

181.7.1.G.1 Standish Corner District | Town Center Street Frontage Type

Town Center (TC) Standards



Key
 - - - Property Line
 - - - Setback Line
 ■ Build-to-Zone (RBZ)
 ■ Building Area

Building Placement

| Build-to-Zone (Distance from Property Line) | |
|---|-----------------------------|
| Front | 0' min. - 10' max. A |
| Side Street, corner lot | 0' B |

* For redevelopment properties where adjacent buildings are set back less than 12' from the public right of way, the Front Build-to-Zone maximum may be set to align with the front face of immediately adjacent properties.

| Setback | |
|---------------------------|-------------------|
| Side | 5' min. C |
| Rear | 10' min. D |
| Adjacent to residential | 10' min. D |
| Adjacent to any other use | 5' min. D |

| Building Form (relationship between building width and lot width) | |
|---|---------------------------|
| Primary Street RBZ | 60 min.-80% max. E |
| Side Street, Corner Lot RBZ | 30% min. F |

Notes
 Rear facing buildings, loading docks, overhead doors, and other service entries are prohibited on street-facing facades.
 All floors must have a primary ground-floor entrance which faces the street.
 Maximum 5,000 square foot building footprint.

Use

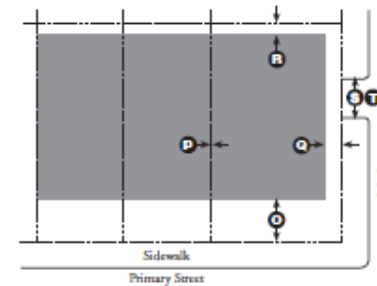
| | |
|----------------|--|
| Ground Floor | Service, Retail, Entertainment, Education and Public Assembly I |
| Upper Floor(s) | Residential, Retail and Service J |

Height

| | |
|----------------------------|----------------------------------|
| Building Minimum | 16' K |
| Building Maximum | 2.5 Stories K |
| Ancillary Building Maximum | 1.5 Stories |
| Finish Ground Floor Level | 12" max. above sidewalk L |

*All heights measured to eaves or top of parapet.

181.7.1.G.2 Standish Corner District | Town Center Street Frontage Type



Street Space (see page 12)

| Location (Width Distances) | |
|----------------------------|--------------------------|
| Sidewalk | 8' (Both Sides) U |
| Amenity Zone | 8' (Both Sides) V |
| Shoulder | 6' (Two Lanes) W |
| Travel Lanes | 11' (Two Lanes) X |

Blocks & Intersections

| | |
|--------------|---------------------|
| Block length | 250' min. 450' max. |
| Intersection | TA (new street) |

Conditional Review Triggers

Proposed or existing buildings not meeting min. RBZ street frontage requirement
 Proposed projects not utilizing TC required parking spaces
 Proposed buildings more than fifty (50) feet along RBZ street frontage
 Proposed lot does not meeting min. required lot size of 20,000 square feet

Key

- - - Property Line
 ■ Parking Area

Parking

| Location (Distance from Property Line)* | |
|---|-------------------|
| Front Setback | 20' min. O |
| Side Setback | 0' min. P |
| Side Street Setback | 10' min. Q |
| Rear Setback | 5' min. R |

*A 15' setback is required when adjacent to an existing residential use.

Required Spaces

| | |
|---------------------------|--------------------------------|
| Ground Floor | |
| Uses < 3,000 sf (1 Story) | 1 space/200 sf |
| Uses < 3,000 sf (2 Story) | No off-street parking required |
| Uses > 3,000 sf | 1 space/400 sf |

| | |
|------------------|-------------------------------|
| Upper Floor(s) | |
| Residential uses | 1 space/unit: .5 space/studio |
| Other uses | 1 space/600 sf |

| | |
|--|-------------------|
| Parking Drive Width | 16' min. S |
| Or as required by Standish Fire Department | |

On corner lots, parking drive shall not be located on primary street. **T**

Notes

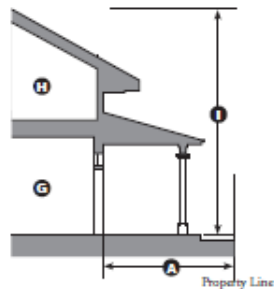
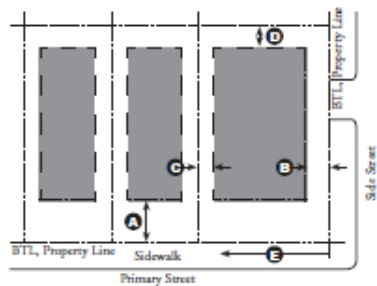
Shared drives are encouraged between adjacent lots to minimize curb cuts.

Parking may be provided off-site within 1,300', on-site or as shared parking. 50% of off-street parking may utilize compact dimensions.

Form Based Codes in New England Standish

181.7.1.K.1 Standish Corner District | Town Residential Street Frontage Type

Town Residential (TR) Standards



Key
 --- Property Line
 --- Built-to Line (BTL)
 --- Setback Line
 ■ Building Area

Building Placement

| Setbacks | |
|-------------------------|----------------------------|
| Front* | 15' min. 25' max. A |
| Side Street, corner lot | 15' min. B |
| Side | 15' min. C |
| Rear | 10' min. D |

* Porches may be placed within front setback.

Building Form

| | |
|-----------|--------------------|
| Lot Width | 125' max. E |
|-----------|--------------------|

There are no minimum or maximum lot widths for Village Housing or Elderly Housing, but the pattern of development shall meet the Building Placement, Parking, Street and Blocks and Intersection Standards for the Town Residential Street Frontage Type.

Notes

Primary entrances must face Primary Street.

Attached or detached porches shall be no less than five (5) feet setback from front plane of the house.

Use

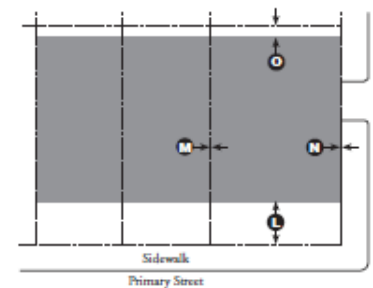
| | | |
|----------------|------------------------------------|----------|
| Ground Floor | Residential or Low Impact Services | G |
| Upper Floor(s) | Residential or Service | H |

Height

| | |
|----------------------------|------------------------------|
| Building Minimum | 20' (typical Cape Cod ridge) |
| Building Maximum | 2.5 Stories I |
| Ancillary Building Maximum | 2 Stories |

* All heights measured to ridge.

181.7.1.K.2 Standish Corner District | Town Residential Street Frontage Type



Key

--- Property Line
 ■ Parking Area

Parking (excluding Driveways)

| Location (Distance from Property Line) | |
|--|-------------------|
| Front Setback | 40' min. L |
| Side Setback | 15' min. M |
| Side Street Setback | 25' min. N |
| Rear Setback | 15' min. O |

Required Spaces

| | |
|-----------------------|---|
| Residential uses | 1 space/unit; .5 space/studio |
| Non-Residential uses* | .5 spaces per employee not residing at location |

*No off-street parking required.

Notes

Parking Drive Width 12' max.

Or as required by Fire Department

Parking drive shall be located on primary street.

Side street setback parking shall be set back 10' from plane of the building.

Street Space (see page 43)

Location (Width Distances)

| | | |
|-------------------|---------------------|----------|
| Sidewalk | 6' (Both Sides) | D |
| Esplanade | 6' (One Side) | O |
| Rain Garden | 6' (One Side) | R |
| On-Street Parking | Allowed on one side | |
| Roadway | 22' | |

Blocks & Intersections

| | |
|---------------|----------------------|
| Block length | 375' min. 1000' max. |
| Intersection* | TR, TA (new streets) |

*New streets off existing Town Residential streets can only be Town Residential streets.

Conditional Review Triggers

Proposed lots not meeting min. required lot size of 20,000 SF

Form Based Codes in New England Standish

Political Strategy and Design:

- Community seeking new direction based upon comprehensive plan

Consultant Team and Financing:

- GrowSmart Maine made Standish their first 'model town' project, to provide grants to implement their comprehensive plan
- Local consultants facilitated the process of creating the designs that led to the code

New England Codes: Small Community Codes for Traditional Centers

Approved Small Town Codes

- Newport, VT
- Jamestown, RI
- Hamden, CT
- Dover, NH
- Simsbury, CT
- Standish, ME

Some Other Examples

- Lowell, MA
- Amherst, MA
- Livermore, CA

Form Based Codes in New England Hamilton Canal District

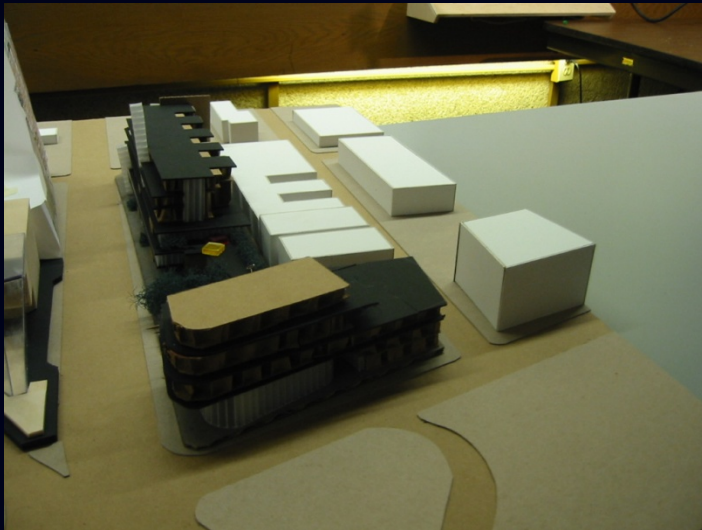


Form Based Codes in New England Hamilton Canal District

| | |
|------------------------|---|
| Site: | Brownfield, TOD adjacent to downtown |
| Size: | Community of 100K, 16 sq miles |
| Project: | New district development |
| Developed by: | Master Developer & City |
| Type of code: | Mandatory – Street Based |
| Project approval body: | HCD Review Group for FBC Historic Board for Arch. Review |
| Adopted: | February 24, 2009 |
| Build-out to date: | First building completed Second under construction |

Charrette

- Standard Charrette Phases:
 - Research, Education and Preparation
 - Charrette
 - Plan Implementation



Form Based Codes in New England Hamilton Canal District Charrette

- NCI Charrette
 - At least four consecutive days
 - Allowing for at least three design feedback loops
 - Open process including all interested parties
 - Creates a feasible product with minimal work



Form Based Codes in New England Hamilton Canal District Charrette



- Lowell Charrette
 - Same preparation and implementation steps
 - Four days of design and public participation spread over four months
 - Feedback loops



Form Based Codes in New England Hamilton Canal District Charrette

- Lowell Charrette
 - Months of outreach before first session
 - Early listening sessions
 - Cross functional collaborative team
 - Feasible outcome that is embedded in the code
 - Design as the basis for the shared vision
 - No opposition to FBC and universal political support for the plan



Form Based Codes in New England Lowell

Political Strategy and Design Process:

- Expanded charrette
 - Design opportunities for the public
 - Opportunities for 'feedback loops'
 - Extra time to meet environmental requirements

Consultant Role and Financing:

- Consultant worked with staff to lead code process
- Staff had knowledge of FBCs and local code
- All planning work financed by the site developer
- City secured nominal funds to undertake legal review

Interesting note:

- Entire site is within a National Park Service boundary, national and local historic district

Form Based Codes in New England Amherst MA



Form Based Codes in New England Amherst

| | |
|------------------------|-----------------------------|
| Site: | Two village centers |
| Size: | Community of 34,000 |
| Project: | Neighborhood Center Infill |
| Developed by: | Consultant |
| Type of code: | Mandatory – Transect Based |
| Project approval body: | Representative Town Meeting |
| Adopted: | Not Yet |

Form Based Codes in New England Amherst MA

Article 16 – Form-Based Zoning – 3/27/2012

Town of Amherst, MA

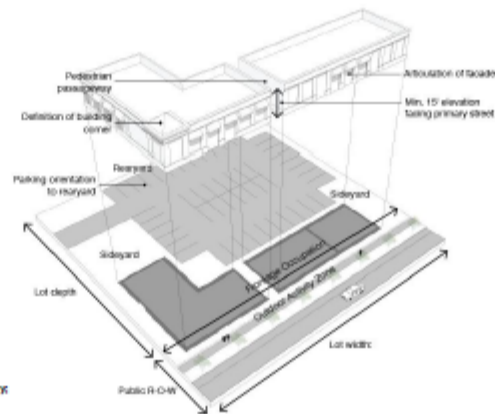
FIGURE 16.3.1 – BUILDING AND SITE TYPES

Commercial Building and Site Type

Character Examples:



The illustrations and photographs of Figure 16.3.1 represent possible solutions; exact conditions may vary; proposals shall meet the intent shown.



Form Based Codes in New England Amherst MA

Article 16 – Form-Based Zoning – 3/27/2012

Town of Amherst, MA

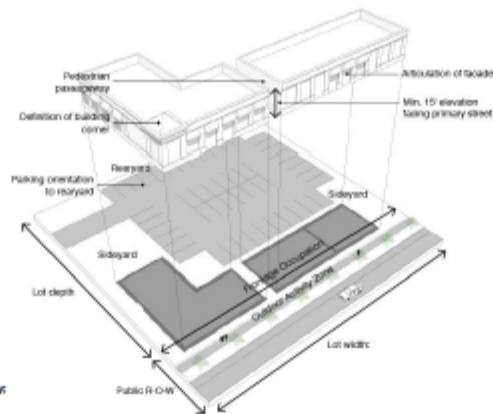
FIGURE 16.3.1 – BUILDING AND SITE TYPES

Commercial Building and Site Type

Character Examples:



The illustrations and photographs of Figure 16.3.1 represent possible solutions; exact conditions may vary; proposals shall meet the intent shown.



Article 16 – Form-Based Zoning – 3/27/2012

Town of Amherst, MA

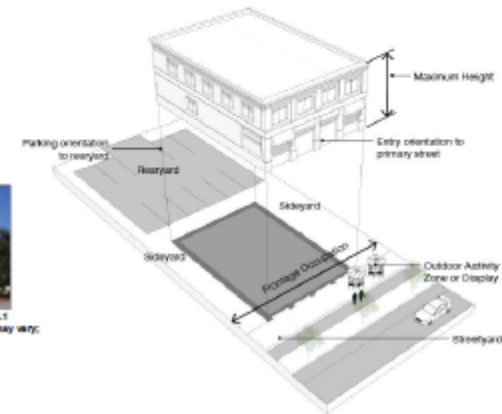
FIGURE 16.3.1 - BUILDING AND SITE TYPES

Mixed Use Building and Site Type

Character Examples:



The illustrations and photographs of Figure 16.3.1 represent possible solutions; exact conditions may vary; proposals shall meet the intent shown.



Form Based Codes in New England Amherst

Political Strategy and Design Process:

- Extensive outreach process

Consultant Role and Financing:

- \$80,000 budget from town and redevelopment board

Interesting note:

- Two vote attempts. Both thwarted by 2/3 majority vote rule.

Form Based Code: Livermore



Development Code
City of Livermore, CA

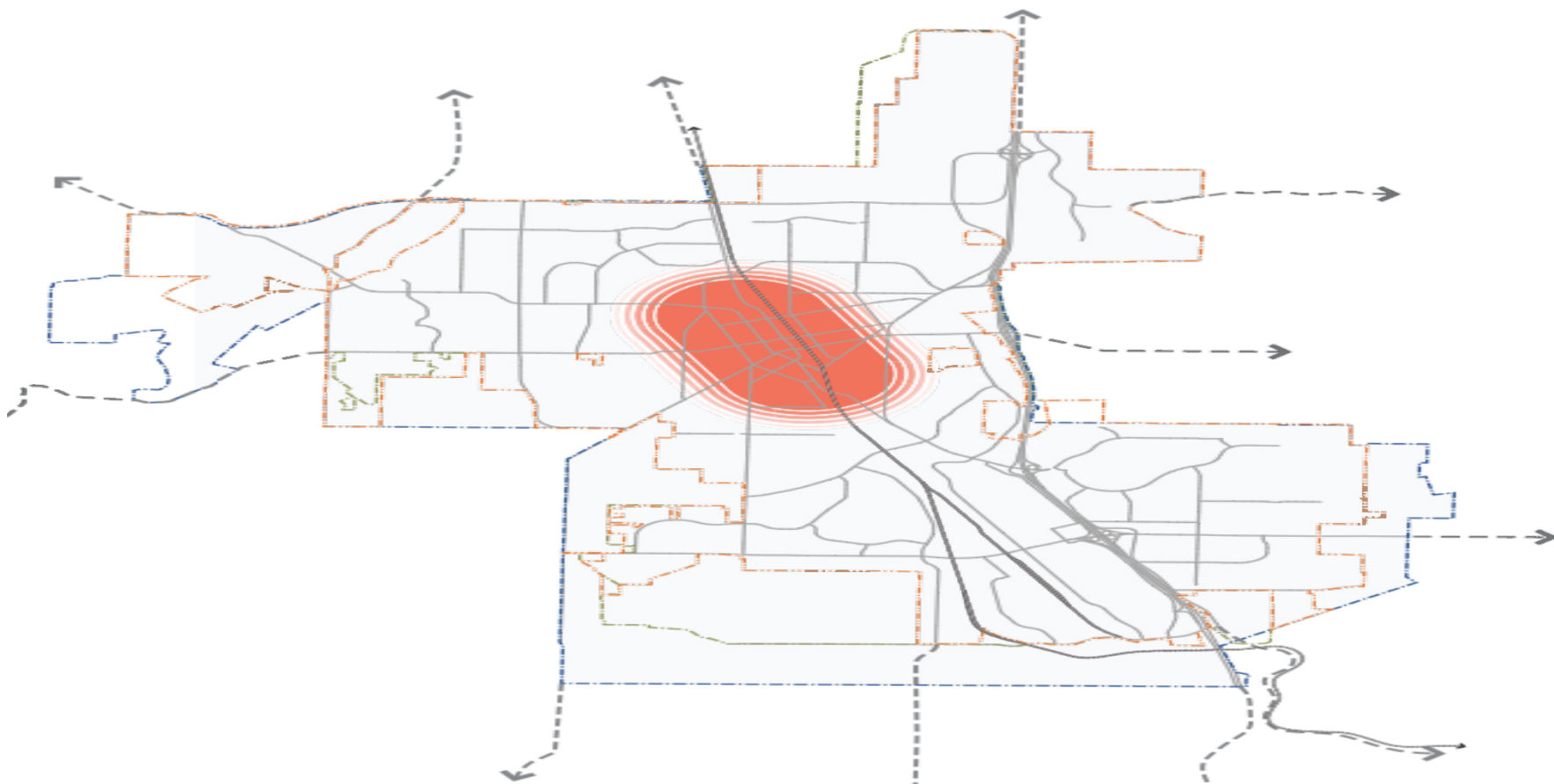
LIVERMORE
CALIFORNIA

Effective: May 1, 2010

2011
Driehaus
Form-Based Codes
Award
Winner

Form Based Code: Livermore

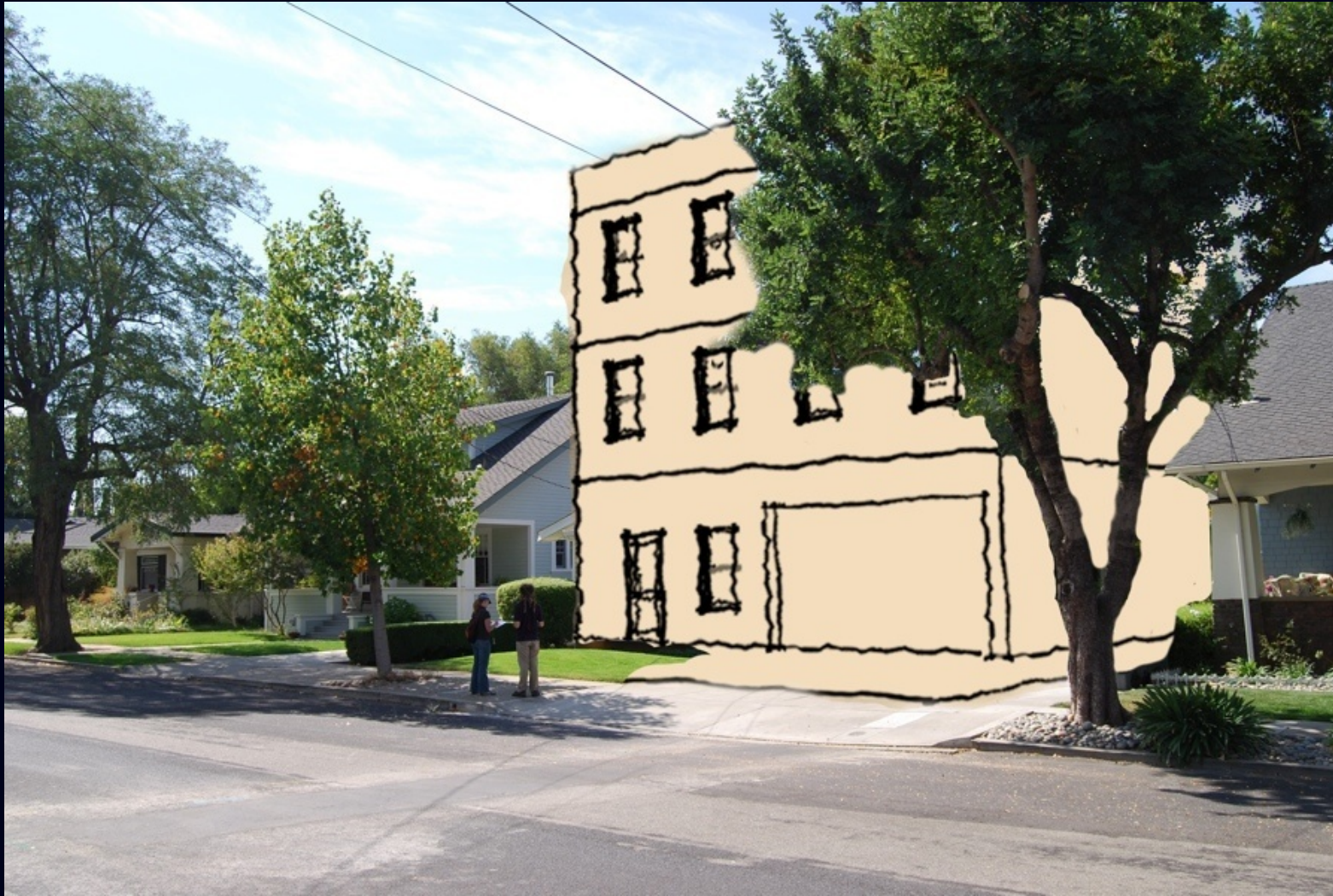
| | |
|--------------------|--------------------------------------|
| Site: | Neighborhoods near Downtown |
| Size: | Neighborhood scale |
| Project: | Infill development code |
| Developed by: | Consulting team |
| Type of code: | Mandatory Modified Transect Based |
| Approval body: | Local Planning Commission |
| Adopted: | 2010 |
| Build-out to date: | Minimal |



RL-5-0: Existing Condition



RL-5-0: Allowed by current zoning



RL-5-0: What Form-Based Code Will Allow



From Mall to Neighborhood Main Street





Neighborhoods

Illustrate Specific Build Out to Get Consensus





Livermore Development Code: Hybrid Model

The Livermore Transect Zones and Intent

| T3N | T4N | T4N-O |
|--|--|--|
|  |  |  |
| T3-Neighborhood | T4-Neighborhood | T4-Neighborhood-Open |
| Desired Form | Desired Form | Desired Form |
| Residential | Residential | Residential |
| Intent | Intent | Intent |
| <p>This zone's primary intent is to allow additions and new development that respect and protect the integrity and quality of the neighborhoods adjacent to downtown.</p> <p>This zone allows for new additions and single-family houses to be built in the scale and character of the existing neighborhood. Carriage house units provide additional housing opportunities within these walkable neighborhoods.</p> | <p>This zone's primary intent is to build upon the unique characteristics of Livermore's walkable downtown neighborhoods while allowing them to evolve. A mixture of different small-footprint, medium-density building types such as bungalow courts, duplexes, and courtyard apartments help reinforce the walkable nature of the neighborhood and support neighborhood-serving commercial uses adjacent to this zone.</p> | <p>The primary intent of this zone is to provide an appropriate transition from a neighborhood main street or downtown environment into residential areas, and to provide flexible buildings in a residential form that allows neighborhood-serving commercial and service uses to expand as the market desires.</p> |

| T4MS-O | T4MS |
|--|--|
|  |  |
| T4-Main Street-Open | T4-Main Street |
| Desired Form | Desired Form |
| Commercial/Shopfront | Commercial/Shopfront |
| Intent | Intent |
| <p>The primary intent of this zone is to provide an appropriate transition from the neighborhood main street into residential areas, and to provide flexible ground-floor spaces in a commercial form that can allow the ground-floor "shopfront" environment to expand as the market desires.</p> | <p>The primary intent of this zone is to integrate vibrant main street commercial and retail environments into neighborhoods that will provide day-to-day commercial amenities within walking distance, reinforce an existing or potential transit stop, and serve as a focal point for the neighborhoods.</p> |

T3, T4 modified zones are established in the code . . . for now

Livermore Development Code: Hybrid Model

Part 3: Specific to Zones

| | |
|---|-------------|
| Chapter 3.01: Establishment and Designation of Zones | 3-3 |
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| 3.01.020 Official Zoning Map and Zones | 3-3 |
| 3.01.030 Transect Zones | 3-4 |
| 3.01.040 Non-Transect Zones | 3-5 |
| 3.01.050 Zoning - Annexation | 3-5 |
| 3.01.060 Change of Zoning Designation | 3-5 |
| Chapter 3.02: Transect Zones | 3-7 |
| 3.02.010 Purpose | 3-7 |
| 3.02.020 Applicability | 3-7 |
| 3.02.030 Intent | 3-8 |
| 3.02.040 Neighborhood Mixed-Use (NMU) Zone | 3-9 |
| 3.02.050 T1 Natural Standards | 3-12 |
| 3.02.060 T2 Rural Standards | 3-12 |
| 3.02.070 T3 Neighborhood (T3N) Standards | 3-13 |
| 3.02.080 T4 Neighborhood (T4N) Standards | 3-17 |
| 3.02.090 T4 Neighborhood-Open (T4N-O) Standards | 3-21 |
| 3.02.100 T4 Main Street-Open (T4MS-O) Standards | 3-25 |
| 3.02.110 T4 Main Street (T4MS) Standards | 3-29 |
| 3.02.120 T5 Urban Center | 3-33 |
| 3.02.130 T6 Urban Core | 3-33 |
| Chapter 3.03: Non-Transect Zones | 3-35 |
| 3.03.010 Purpose | 3-35 |
| 3.03.020 Applicability | 3-35 |
| 3.03.030 Residential Rural (R-R) Zone | 3-37 |
| 3.03.040 Suburban Residential (R-S) Zone | 3-39 |
| 3.03.050 Residential Low Density (R-L) Zone | 3-41 |
| 3.03.060 Multiple Family Residential (MFR) Zone | 3-43 |
| 3.03.070 Suburban Multiple Residential (RG) Zone | 3-45 |
| 3.03.080 Commercial Service (CS) Zone | 3-49 |

Transect Zones have their own development regulation section

Livermore Development Code

| <u>Transect Zones</u> | <u>3.02.130</u> |
|---------------------------------|-----------------|
| | T6 Urban Core |
| 3.02.120 T5 Urban Center | |
| Reserved | |
| 3.02.130 T6 Urban Core | |
| Reserved | |

Livermore Development Code 3-33

Room for expansion

Livermore Development Code

Chapter 3.03: Non-Transect Zones

Sections:

| | |
|----------|---|
| 3.03.010 | Purpose |
| 3.03.020 | Applicability |
| 3.03.030 | Residential Rural (R-R) Zone |
| 3.03.040 | Suburban Residential (R-S) Zone |
| 3.03.050 | Residential Low Density (R-L) Zone |
| 3.03.060 | Multiple Family Residential (MFR) Zone |
| 3.03.070 | Suburban Multiple Residential (R/G) Zone |
| 3.03.080 | Commercial Service (CS) Zone |
| 3.03.090 | Highway Service Commercial (CHS) Zone |
| 3.03.100 | Neighborhood Business Commercial (CNB) Zone |
| 3.03.110 | Commercial Office (CO) Zone |
| 3.03.120 | Professional Office (CP) Zone |
| 3.03.130 | Research and Development (I-1) Zone |
| 3.03.140 | Light Industrial (I-2) Zone |
| 3.03.150 | Heavy Industrial (H-I) Zone |
| 3.03.160 | Education and Institution (E) Zone |
| 3.03.170 | Open Space (OS) Zone |
| 3.03.180 | Airport (AIR) Zone |

3.03.010 Purpose

This chapter provides regulatory standards governing land use and building form within the Non-Transect-based zoning areas. The Code is a reflection of the community vision for implementing the Intent of the General Plan. These standards are intended to ensure that proposed development is compatible with existing and future development on neighboring properties, and produces an environment of desirable character, consistent with the General Plan and any applicable specific plan.

3.03.020 Applicability

The requirements of this Chapter shall apply to all proposed development within Non-Transect-based zones, and shall be considered in combination with the standards for the applicable zone in Part 4 (General to Zones) and those in Part 6 (Specific to Uses). If there is a conflict between any standards, the provisions of Part 3 (Specific to Zones) control over Part 4 and the provisions of Part 6 control over Parts 3 and 4.

3.03.140 Light Industrial (I-2) Zone

A. Purpose

The I-2 (Light Industrial) zone is applied to areas of the City that are appropriate for professional and administrative facilities, research institutions, manufacturing operations, and green technology facilities not proposed to be located in a "campus" type environment. It is intended to provide an optimum general industrial environment by providing an alternate choice for industrial land uses that are compatible with adjacent residential uses and buffered from them.

B. Building Placement Requirements

Setback^{1,2}

| | |
|-------------------------|------------|
| Front and Side Streets | |
| Major streets | 35' min. |
| All Other Streets | 25' min. |
| Rear | |
| Lots adjacent to R zone | 25' min. |
| All Others ¹ | No minimum |
| Side | |
| Lots adjacent to R zone | 25' min. |
| All Others ¹ | No minimum |

¹All required setbacks adjacent to streets shall be landscaped, except for driveways and sidewalks that are found to be necessary for the efficient use of the property. Where a building front is visible from the street, a minimum five-foot wide landscape strip abutting the foundation shall be included, allowing for necessary entrances.

²A landscaped strip of land, at least 25' wide, shall be maintained along any property line where a I-2 zone abuts a residential area.

³20' min. rear and side setbacks for structures with height greater than 40'.

C. Building Form Requirements

| | |
|------------------------------|----------|
| Building Height ¹ | 45' max. |
| Lot Coverage | 45% |

¹The height may be increased up to a maximum of 100' with a Conditional Use Permit.

D. Parking Requirements

See Chapter 4.04 (Parking Standards).

E. Lot Requirements

| | |
|------------------|-----------|
| Minimum Lot Size | 20,000 sf |
|------------------|-----------|

F. Miscellaneous Requirements

Site Plan and Design Review is required prior to the development of any site, including the construction of any structure and the establishment of any open land use (Section 9.07).

No use shall be permitted that creates vibration, heat, glare or electrical disturbance beyond the boundaries of the site.

The rest of the code is separate

Livermore Development Code

Part 4: General to Zones

| | |
|---|-------------|
| Chapter 4.01: Introduction | 4-5 |
| 4.01.010 Purpose | 4-5 |
| 4.01.020 Applicability | 4-5 |
| Chapter 4.02: Development Standards | 4-7 |
| 4.02.010 Calculation of Residential Density and Units | 4-7 |
| 4.02.020 General Development Standards | 4-8 |
| 4.02.030 Accessory Structures | 4-11 |
| 4.02.040 Special Height Regulations | 4-16 |
| 4.02.050 Development Standards Related to the Seismic Hazard Mitigation Program | 4-18 |
| 4.02.060 Transferable Development Credits Regulations | 4-20 |
| 4.02.070 Interstate 580 Plan Lines | 4-25 |
| 4.02.080 Grading Activities | 4-26 |
| 4.02.090 Public Utility Undergrounding | 4-26.1 |
| Chapter 4.03: Frontage Standards | 4-27 |
| 4.03.010 Purpose | 4-27 |
| 4.03.020 Applicability | 4-27 |
| 4.03.030 Porch: Projecting | 4-28 |
| 4.03.040 Porch: Engaged | 4-29 |
| 4.03.050 Porch: Integral | 4-30 |
| 4.03.060 Stoop | 4-31 |
| 4.03.070 Forecourt | 4-32 |
| 4.03.080 Shopfront | 4-33 |
| 4.03.090 Terrace Shopfront | 4-34 |
| 4.03.100 Gallery | 4-36 |
| Chapter 4.04: Parking Standards | 4-37 |
| 4.04.010 General Parking Standards | 4-37 |
| 4.04.020 Number of Parking Spaces Required | 4-38 |
| 4.04.030 Bicycle Parking | 4-42 |
| 4.04.040 Adjustment of Parking Requirements | 4-42 |
| 4.04.050 Parking Alternatives | 4-43 |
| Livermore Development Code | 4-1 |

(Revised 8/10)

General development standards identify those that apply in transect zones and those that apply in non-transect zones

Livermore Development Code

Part 4: General to Zones

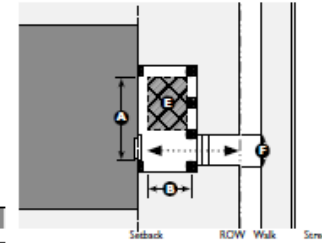
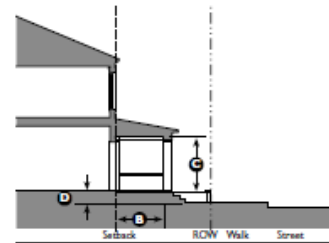
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| 4.01.010 Purpose | 4-5 |
| 4.01.020 Applicability | 4-5 |
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| 4.04.050 Parking Alternatives | 4-43 |

Livermore Development Code

4-1
(Revised 8/10)

4.03.030

Frontage Standards



Key
 --- ROW / Property Line
 — Setback Line

4.03.030 Porch: Projecting

Description

The main facade of the building typically has a small-to-medium setback from the property line. The resulting front yard is typically very small and may or may not be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and has a roof form that is separate from the main house.

Size

| | | |
|-----------------------------|--------------|----------|
| Width, clear | 10' min. | A |
| Depth, clear | 8' min. | B |
| Height, clear | 8' min. | C |
| Finish level above sidewalk | 18" min. | D |
| Furniture area, clear | 4' x 8' min. | E |
| Path of travel | 3' wide min. | F |

Miscellaneous

Porch may be one or two stories.
 Projecting porches are open on three sides and must have a roof.



Full-length projecting porch with stairs perpendicular to street.



Partial-length projecting porch with stairs parallel to street.

4-28

Livermore Development Code

For example . . . Frontage standards identifying porch, stoop, forecourt, shopfront and gallery apply in transect zones

Livermore Development Code

5.01.070

Building Types

5.01.070 Duplex, Stacked

General Note: the drawings and photos below are illustrative.



The entry to the right opens to a stair leading to the upper unit, which takes up the entire upper floor. The door to the left opens directly into the lower unit, which takes up the entire lower floor.

A. Description

This Duplex building type consists of structures that contain two units, one on top of the other. This building type has the appearance of a medium to large single-family home. This type is typically integrated sparingly into single-family neighborhoods or more consistently into neighborhoods with other medium-density types such as bungalow courts, fourplexes, or courtyard apartments. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.

This is the preferred type of duplex on 50' wide lots in Livermore neighborhoods not zoned for single-family because it is capable of accommodating two units in a smaller footprint, thus maximizing compatibility in size and privacy to the rear of adjacent units.



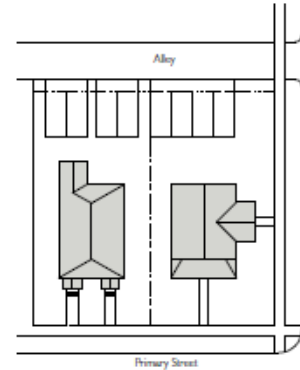
The scale of this duplex makes it compatible with adjacent single-family homes.

5-12

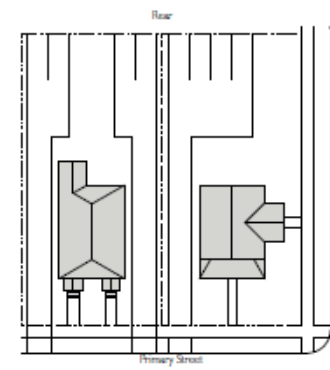
Livermore Development Code

Building Types

5.01.070



Typical Alley Loaded Plan Diagram



Typical Front Loaded Plan Diagram

Key

--- ROW / Property Line ■ Building Area

B. Lot

| | |
|----------|----------------------|
| Lot Size | |
| Width | 50' min., 75' max. |
| Depth | 100' min., 150' max. |

C. Pedestrian Access

Main Entrance Location Primary street

On corner lots each unit shall front a different street.

D. Frontages

Allowed Frontages

Porch

Stoop

E. Vehicle Access and Parking

Parking spaces may be enclosed, covered, or open.

F. Open Space, Usable

| | |
|-----------------|---------------|
| Width | 15'/unit min. |
| Depth | 15'/unit min. |
| Open Space Area | 300 sf min. |

Required street setbacks and driveways shall not be included in the open space area calculation.

G. Building Size and Massing

Main Body

Width 36' max.

Secondary Wing

Width 24' max.

Detached Garage

Width 36' max.

Depth 25' max.

H. Miscellaneous

Both units shall have entries facing the street no more than 10' behind the front façade.

Livermore Development Code

5-13

Building types established for transect zones

Livermore Development Code

5.01.110

Building Types

5.01.110 Courtyard Apartment

General Note: the drawings and photos below are illustrative.



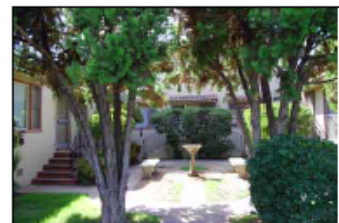
C-shaped courtyard building with short wall defining the threshold for the sidewalk into the courtyard, from which all units are entered.

A. Description

The Courtyard Apartment building type consists of structures that contain multiple attached and stacked units, accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. This type is typically integrated sparingly into single-family neighborhoods or more consistently into neighborhoods with other medium-density types such as duplexes, fourplexes, or courtyard apartments. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.



Entries from units engaging and activating the courtyard.



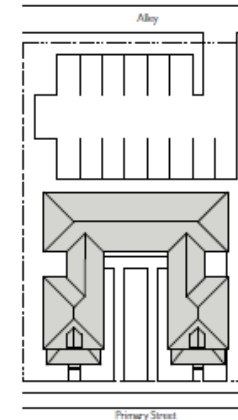
Courtyard building with stooped entries and seating area as the focal point for the shared space.

5-20

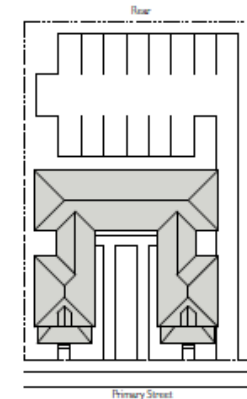
Livermore Development Code

Building Types

5.01.110



Typical Alley Loaded Plan Diagram



Typical Front Loaded Plan Diagram

Key

— ROW / Property Line ■ Building Area

| B. Lot | |
|--|----------------------|
| Lot Size | |
| Width | 100' min., 150' max. |
| Depth | 100' min., 150' max. |
| C. Pedestrian Access | |
| Main Entrance Location | Public Courtyard |
| No more than 3 units may enter from one stoop or corridor. | |
| D. Frontages | |
| Allowed Frontages | |
| Porch | |
| Stoop | |
| E. Vehicle Access and Parking | |
| Parking spaces may be enclosed, covered or open. | |
| Garages may be detached or tuck-under. | |

| F. Open Space, Usable | |
|--|----------|
| Courtyard | |
| 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. | |
| No private open space is required. | |
| G. Building Size and Massing | |
| Main Body | |
| Width | 80' max. |
| Secondary Wing | |
| Width | 30' max. |
| Detached Garage | |
| Depth | 30' max. |

Livermore Development Code

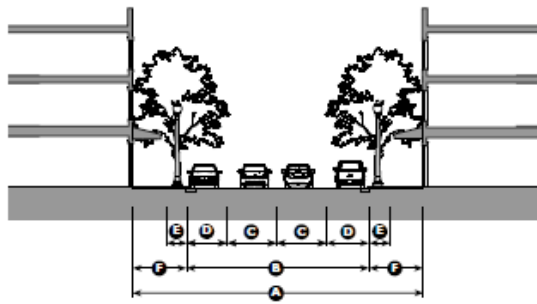
5-21

Building types established for transect zones

Livermore Development Code

Thoroughfare Types

7.01.060

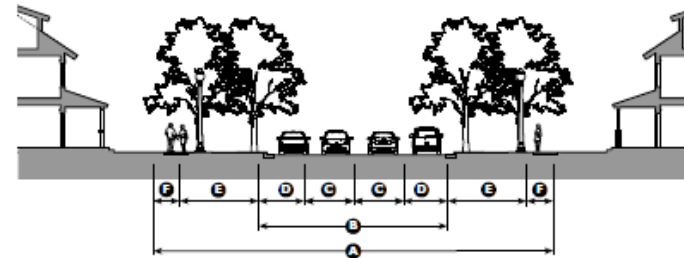


| 7.01.060 Neighborhood Main Street | |
|-----------------------------------|--|
| Application | |
| Movement Type | Slow |
| Anticipated Design Speed | 20 mph |
| Pedestrian Crossing | Bulb-outs encouraged to decrease pedestrian crossing time. |
| Transect Zones | |
| | T4MS |
| | T4MS-O |
| Overall Widths | |
| Right-of-Way (ROW) | 60' A |
| Face-of-Curb to Face-of-Curb | 36' B |
| Lanes | |
| Traffic Lanes | 2 @ 10' (2-way travel) C |
| Bicycle Lanes | None |
| Parking Lanes | 2 @ 8' parallel D |
| Medians | None |

| Edges | |
|---|------------------------------------|
| Drainage Collection Type | Curb and gutter |
| Planter Type | 4' x 4' tree grates, min. E |
| Lighting Type | Low, pedestrian oriented lighting |
| Walkway Type | 12' sidewalk, F |
| *Where gallery frontage is used, street trees are not required or allowed. | |
| Intersection | |
| Curb Radius | 15' max. (bulb-outs recommended) |
| Distance Between | 400' max. |
| Intersections | |
| Miscellaneous Requirements | |
| Transformations to existing streets shall match the designations set forth in the General Plan. | |

7.01.110

Thoroughfare Types



| 7.01.110 Retrofit: 18' Wide Planter Strip | |
|---|--|
| Application | |
| Movement Type | Slow |
| Anticipated Design Speed | 20 mph |
| Pedestrian Crossing | Bulb-outs encouraged to decrease pedestrian crossing time. |
| Transect Zones | |
| | T4 N-O |
| | T4 N |
| | T3 N |
| Overall Widths | |
| Right-of-Way (ROW) | 80' A |
| Face-of-Curb to Face-of-Curb | 36' B |
| Lanes | |
| Traffic Lanes | 2 @ 10' (2-way travel) C |
| Bicycle Lanes | None |
| Parking Lanes | 2 @ 8' parallel D |
| Medians | None |

| Edges | |
|---|--------------------------------------|
| Drainage Collection Type | Curb and gutter |
| Planter Type | 17' continuous E |
| Landscape Type | Medium trees @ 35' on center average |
| Lighting Type | Low, pedestrian oriented lighting |
| Walkway Type | 5' sidewalk F |
| Intersection | |
| Curb Radius | 15' max. (bulb-outs recommended) |
| Distance Between Intersections | 600' max. |
| Miscellaneous Requirements | |
| Transformations to existing streets shall match the designations set forth in the General Plan. | |

Thoroughfare types apply city-wide . . .
 . . . including new streets and retrofits

Form Based Codes in New England Livermore

Political Strategy and Design Process:

- Multi-year zoning upgrade project
- Strategy to mix FBC with conventional code re-write

Consultant Role and Financing:

- Consulting team with FBC and conventional code work
- State planning grant to finance the project

New England Codes: Small Community Codes for Traditional Centers

Agenda

Overview

- Form Follows Regulation
- FBC Key Points

The Small Town Perspective

- The New England Challenge
- Six Approved Codes for Traditional Town Centers
- Three other Examples

The Challenges

- Political Considerations
- Design Planning
- Role of Consultants and RFPs
- Financing Form Based Codes

Politics and Design

- Charrettes can be customized
- Code projects can and must transcend the political spectrum
- State enabling laws rarely make it impossible to do what needs to be done
- The need for project-specific review can be locally calibrated
- More models are forming for FBCs in existing community fabric
- FBCs do cause responsible developers to select a community
- There is no substitute for local knowledge
- New finance strategies are emerging

. . . But don't forget the plan . . .



Consultants, Proposals and Finances

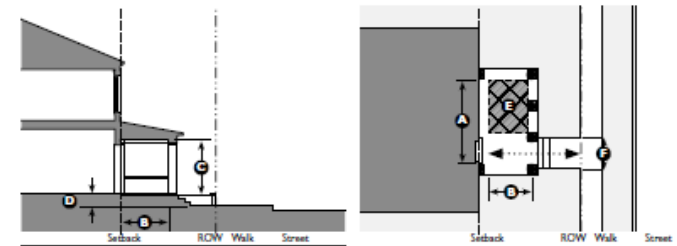
- Sources:
 - Grants
 - State funds
 - Sustainable Communities / Fed Funds
 - Local developers
 - Local funding
- Models . . . The consultant role
 - Designer for the planning phase
 - Public meeting coordinator
 - Stakeholder manager
 - Code writer
 - Advisor
- See model RFPs

. . . And don't forget a good code . . .

Part 4: General to Zones

| | |
|---|-------------|
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| 4.03.090 Terrace Shopfront | 4-34 |
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4.03.030 Frontage Standards



Key
 --- ROW / Property Line
 --- Setback Line

4.03.030 Porch: Projecting

Description
 The main facade of the building typically has a small-to-medium setback from the property line. The resulting front yard is typically very small and may or may not be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and has a roof form that is separate from the main house.

Size

| | | |
|-----------------------------|--------------|----------|
| Width, clear | 10' min. | A |
| Depth, clear | 8' min. | B |
| Height, clear | 8' min. | C |
| Finish level above sidewalk | 18" min. | D |
| Furniture area, clear | 4' x 8' min. | E |
| Path of travel | 3' wide min. | F |

Miscellaneous
 Porch may be one or two stories.
 Projecting porches are open on three sides and must have a roof.



Full-length projecting porch with stairs perpendicular to street.



Partial-length projecting porch with stairs parallel to street.

