



What is a Form-based Code?

Marcy McInnelly, AIA, Urbsworks, Inc.

Outline



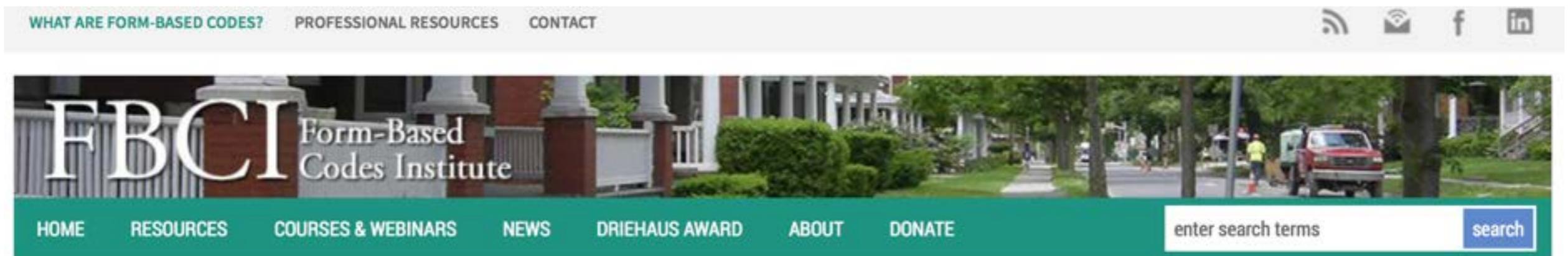
What is an FBC?

Frequently Asked Questions

Common FBC Myths

Best Practices

What is a Form-based Code (FBC)?



Form-Based Codes Defined

Form-Based Code

/fôrm-bāsed kōd/

noun

1. A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation.

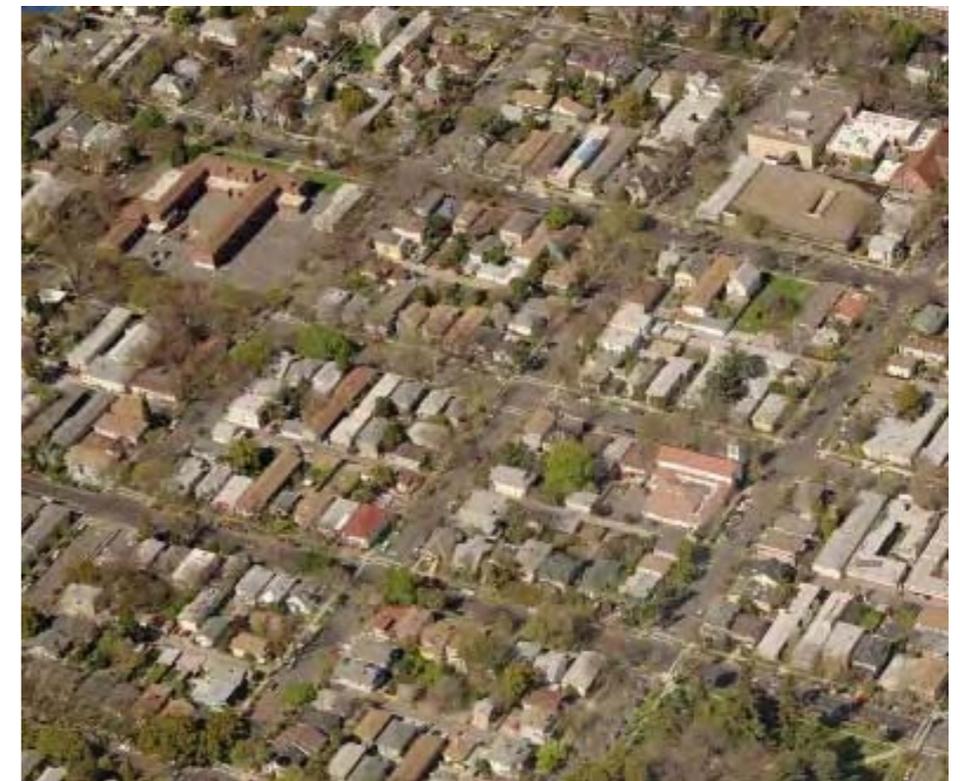


How is it different from a conventional code?

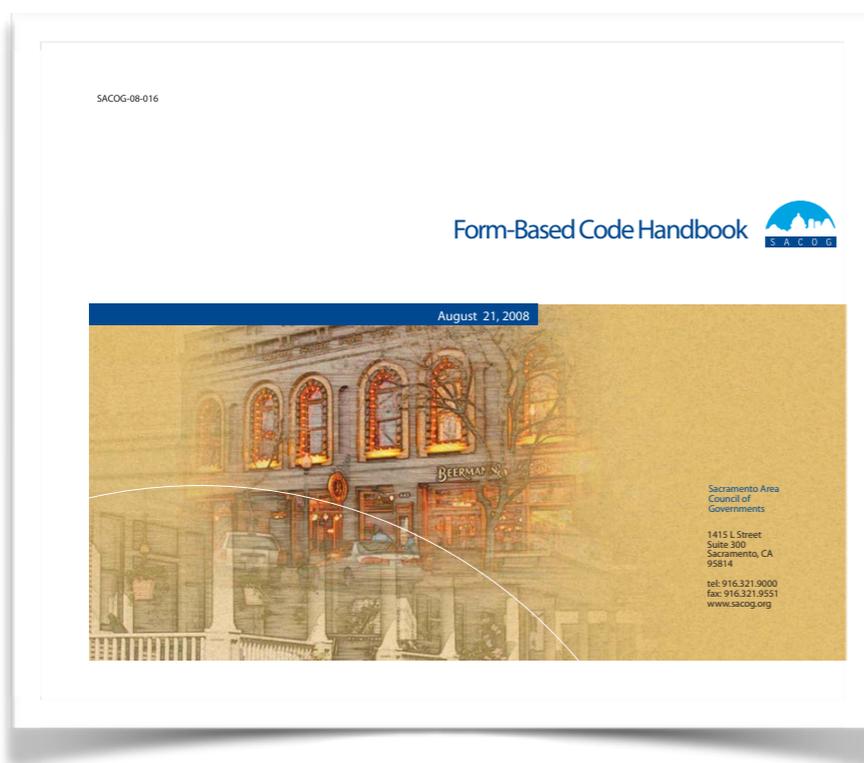
CONVENTIONAL ZONING VS. FORM BASED CODES

CONVENTIONAL ZONING HAS RESULTED IN THE SEPARATION OF USES AND HAS CREATED AUTOMOBILE-DEPENDENT ENVIRONMENTS.

conventional vs. form-based



AN EXAMPLE OF A MIXED-USE NEIGHBORHOOD, WHERE SINGLE-FAMILY, MULTIFAMILY, AND COMMERCIAL USES ARE ALL WITHIN EASY WALKING DISTANCE OF EACH OTHER.



How is it different from a conventional code?

a quick comparison...

Conventional Zoning	Form-Based Code
Often applied universally throughout a jurisdiction	Created for a specific planning area
Reactive, focusing on preventing bad things from happening	Purposeful, “pro-active” and focused on implementation of community planning goals and objectives
Focus is on land use	Connects urban form and land use
Development standards inadvertently or intentionally discourage compact, mixed-use, and pedestrian-friendly development	Primary focus is on achieving compact, mixed-use, and pedestrian-friendly development
Text-based presentation	Liberal use of graphics to define key concepts and requirements

Frequently Asked Questions



Why would we want to use one?

Are they being used and are they effective?

Is it just a new fad?

Why would we want to use one?

- ✓ By focusing on what the community wants, it promotes the vision
- ✓ Is easier to understand
- ✓ Is easier to administer
- ✓ Regulations are tailored to fit a specific place
- ✓ Gets everyone on the same page
- ✓ Gets to yes more quickly

Are they being used and are they effective?

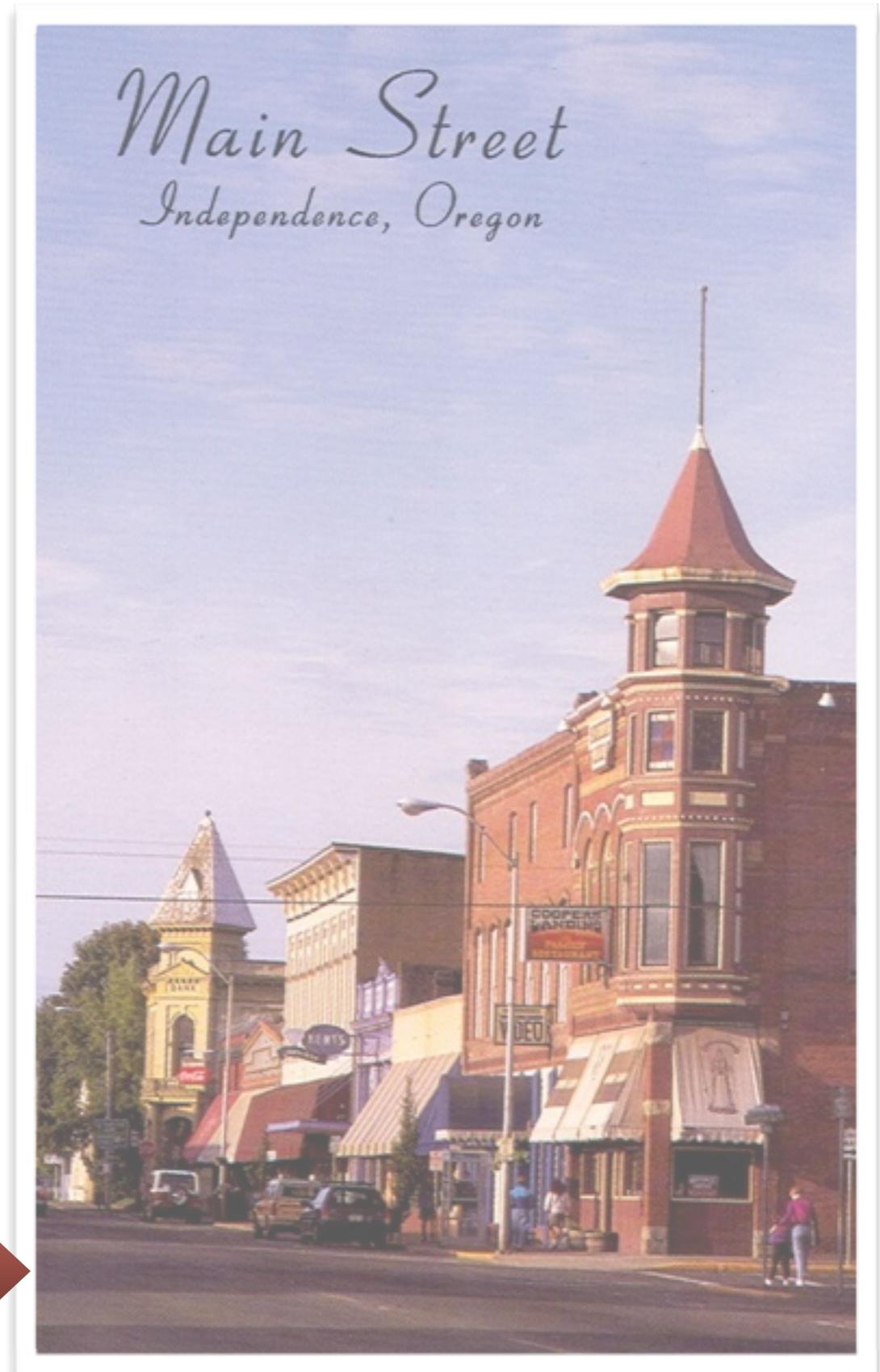
From FBC Institute:

- ✓ Since 1981, 400 FBCs have been prepared
- ✓ Of those, more than 250 have been adopted
- ✓ 80% of FBC adoptions have taken place since 2000

Is it just a new fad?

- ✓ FBCs shift emphasis of regulations from use
- ✓ Represent a return to urban form as community identity
- ✓ Buildings and streets are built to last and adapt over time
- ✓ Emulates traditional or historically successful planning for cities and towns

Picture your favorite main street postcard view here



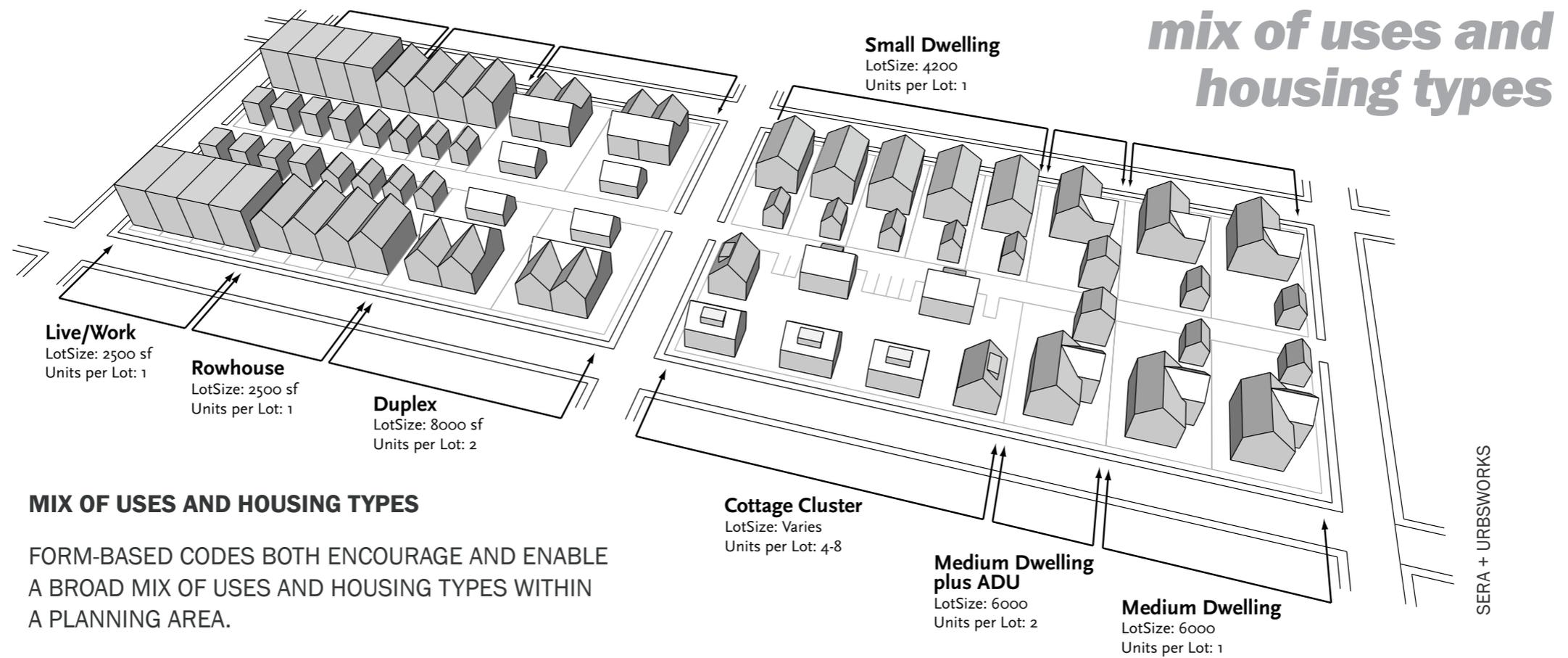
Common FBC Myths



Not instead of land use

Not just about building style

Not instead of land use



Not instead of land use

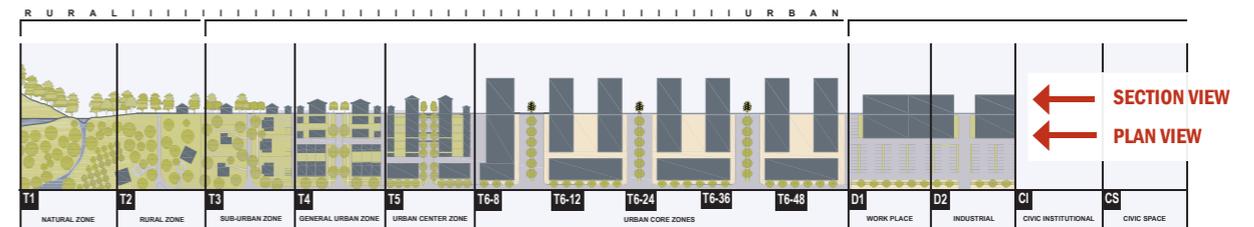
ILLUSTRATION OF A NEW COMMUNITY PLAN



REGULATING PLAN

THE REGULATING PLAN TRANSLATES THE COMMUNITY'S DESIGN VISION INTO A GRAPHIC PLAN. THIS EXAMPLE, TAKEN FROM THE SMART CODE (V. 6.5) ILLUSTRATES WHERE DIFFERENT DEVELOPMENT TYPES AND INTENSITIES SHOULD OCCUR WITHIN A GIVEN PLANNING AREA.

development standards are "keyed" into the regulating plan



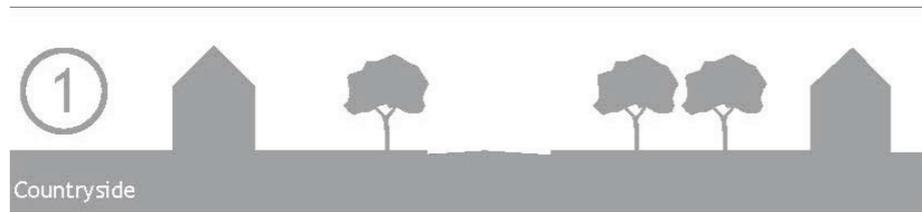
LOT OCCUPATION	T1	T2	T3	T4	T5	T6-8	T6-12	T6-24	T6-36	T6-48	D1	D2	CI	CS		
a. Lot Area	not applicable	not applicable	5,000 s.f. min.	1,400 s.f. - 20,000 s.f.	1,200 s.f. - 40,000 s.f.	5,000 s.f. min - 40,000 s.f. max.	5,000 s.f. min - 40,000 s.f. max.	5,000 s.f. min - 100,000 s.f. max.	5,000 s.f. min.	5,000 s.f. min.	5,000 s.f. min.	5,000 s.f. min.	5,000 s.f. min.	5,000 s.f. min.	as per abutting zone	as per abutting zone
b. Lot Width	not applicable	not applicable	50 ft. min.	16 ft. min / 50 ft. min.	15 ft. min / 50 ft. min.	50 ft. min.	50 ft. min.	50 ft. min.	100 ft. min.	100 ft. min.	50 ft. min.	50 ft. min.	as per abutting zone			
c. Lot Coverage	not applicable	not applicable	50% max	60% max	80% max	80% max	80% max	80% max	80% max	80% max	80% max	80% max	80% max	90% max	as per abutting zone	as per abutting zone
d. Floor Lot Ratio (FLR)	not applicable	not applicable	not applicable	not applicable	not applicable	5	8	6	a. 12 or b. 22	30	not applicable	not applicable	as per abutting zone			
e. Frontage at front setback	not applicable	not applicable	not applicable	50% min.	60% min.	70% min.	70% min.	70% min.	70% min.	70% min.	0% min.	None	as per abutting zone			
f. Open Space Requirements	not applicable	not applicable	25% lot area min.	15% lot area min.	10% lot area min.	10% lot area min.	10% lot area min.	10% lot area min.	10% lot area min.	10% lot area min.	5% lot area min.	5% lot area min.	5% lot area min.	5% lot area min.	as per abutting zone	as per abutting zone
g. Density	not applicable	not applicable	18 du/acre max.	36 du/acre max.	65 du/acre max.	150 du/acre	150 du/acre	150 du/acre	150 du/acre	150 du/acre	9 du/acre max.	None	as per abutting zone			
BUILDING SETBACK																
a. Principal Front	not applicable	not applicable	20 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	As per abutting zone	As per abutting zone
b. Secondary Front	not applicable	not applicable	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	5 ft. min.	as per abutting zone	as per abutting zone
c. Side	not applicable	not applicable	5 ft. min.	0 ft. min. / 5 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	as per abutting zone	as per abutting zone
d. Rear	not applicable	not applicable	20 ft. min.	20 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	as per abutting zone	as per abutting zone
OUTBUILDING SETBACK																
a. Principal Front	not applicable	not applicable	20 ft. min. (T3 L, O)	30 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	as per abutting zone	as per abutting zone
b. Secondary Front	not applicable	not applicable	10 ft. min.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	5 ft. min.	as per abutting zone	as per abutting zone
c. Side	not applicable	not applicable	5 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	as per abutting zone	as per abutting zone
d. Rear	not applicable	not applicable	5 ft. min.	5 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	as per abutting zone	as per abutting zone
PRIVATE FRONTAGES																
a. Common Lawn	not applicable	not applicable	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
b. Porch & Fence	not applicable	not applicable	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
c. Terrace or L.C.	not applicable	not applicable	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
d. Forecourt	not applicable	not applicable	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
e. Sloop	not applicable	not applicable	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
f. Shopfront & Awning	not applicable	not applicable	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
g. Gallery	not applicable	not applicable	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
h. Arcade	not applicable	not applicable	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
BUILDING HEIGHT (stories)																
a. Principal Building	not applicable	not applicable	2 max.	3 max.	2 min. 5 max.	2 min. 8 max.	2 min. 12 max.	2 min. 24 max.	2 min. 36 max.	2 min. 48 max.	none 8 max.	none 8 max.	as per abutting zone			
b. Outbuilding	not applicable	not applicable	2 max.	2 max.	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable	as per abutting zone			
c. Benefit Height Abutting T6, T5 & T4 only	not applicable	not applicable	not applicable	not applicable	not applicable	4 max.	8 max.	24 max.	24 max.	24 max.	unlimited	2 max.	non applicable	as per abutting zone	as per abutting zone	as per abutting zone
PUBLIC FRONTAGES																
a. HW & RR	permitted	permitted	permitted	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	as per abutting zone	as per abutting zone
b. BV	prohibited	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
c. SR	prohibited	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
d. RS	prohibited	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
e. SS & AV	prohibited	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
f. CS & AV	prohibited	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
g. Rear Lane	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
h. Rear Alley	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
i. Path	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
j. Passage	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
k. Bicycle Trail	permitted	permitted	permitted	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	as per abutting zone	as per abutting zone
l. Bicycle Lane	permitted	permitted	permitted	permitted	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	as per abutting zone	as per abutting zone
l. Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone

- ✓ Regulating Plan (similar to a zoning code)
- ✓ Development Standards, usually in a table

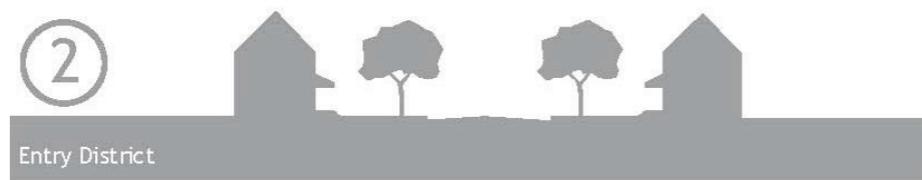
Not just about building style



The design of the space between buildings is as important as the design of the buildings themselves. They are the public rooms of Ridgefield.



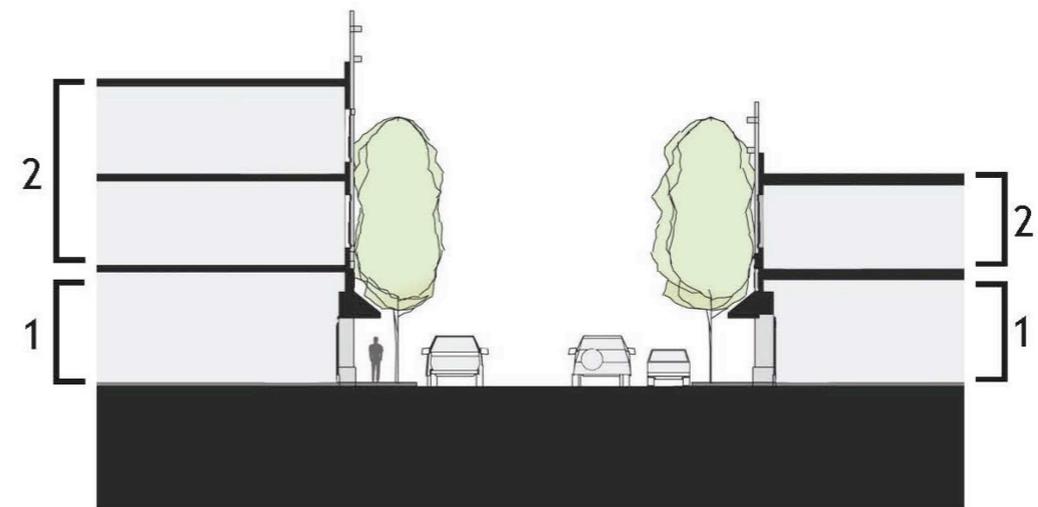
1
Countryside



2
Entry District



3
Downtown District



Best Practices



Plan for the area first; have a goal

Make it a priority

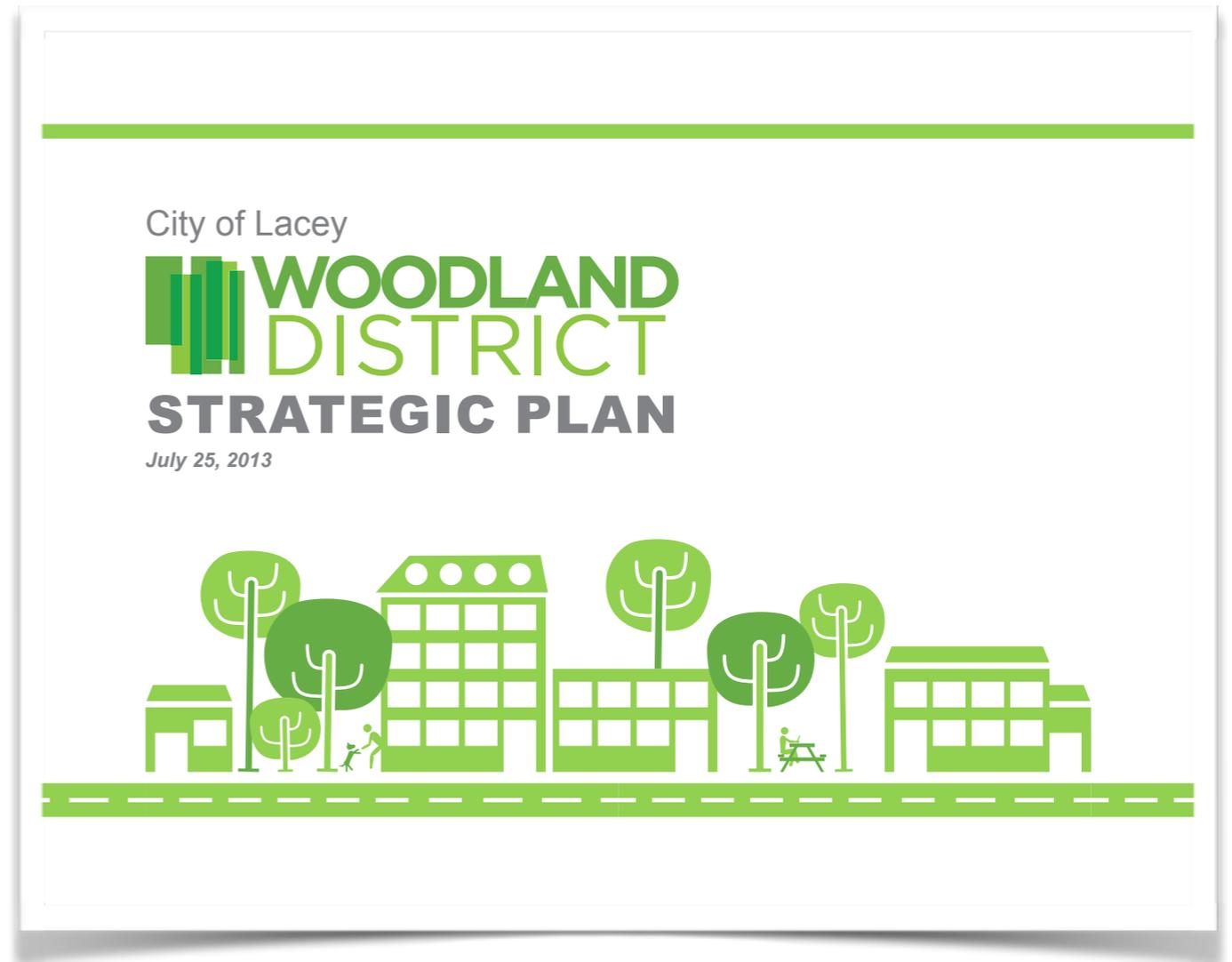
Bring public works and planning staff together

Ensure that the right people are involved

Integrate the new FBC with the current code

Plan for the area first

- ✓ Have a vision for the area
- ✓ Have a goals, objectives and actions
- ✓ A Strategic Plan



Bring public works and planning staff together



Figure 13. Future Place Types



Figure 11. Future Street Types

✓ Use form-based codes to transform the public realm



Community Attributes, Inc. | Bainbridge
City of Lacey WA SCA Alliance | Ubswo
Technical Team Kickoff Meeting 12 January 2015
Form-Based Code | Woodland District Hybrid

Make it a priority

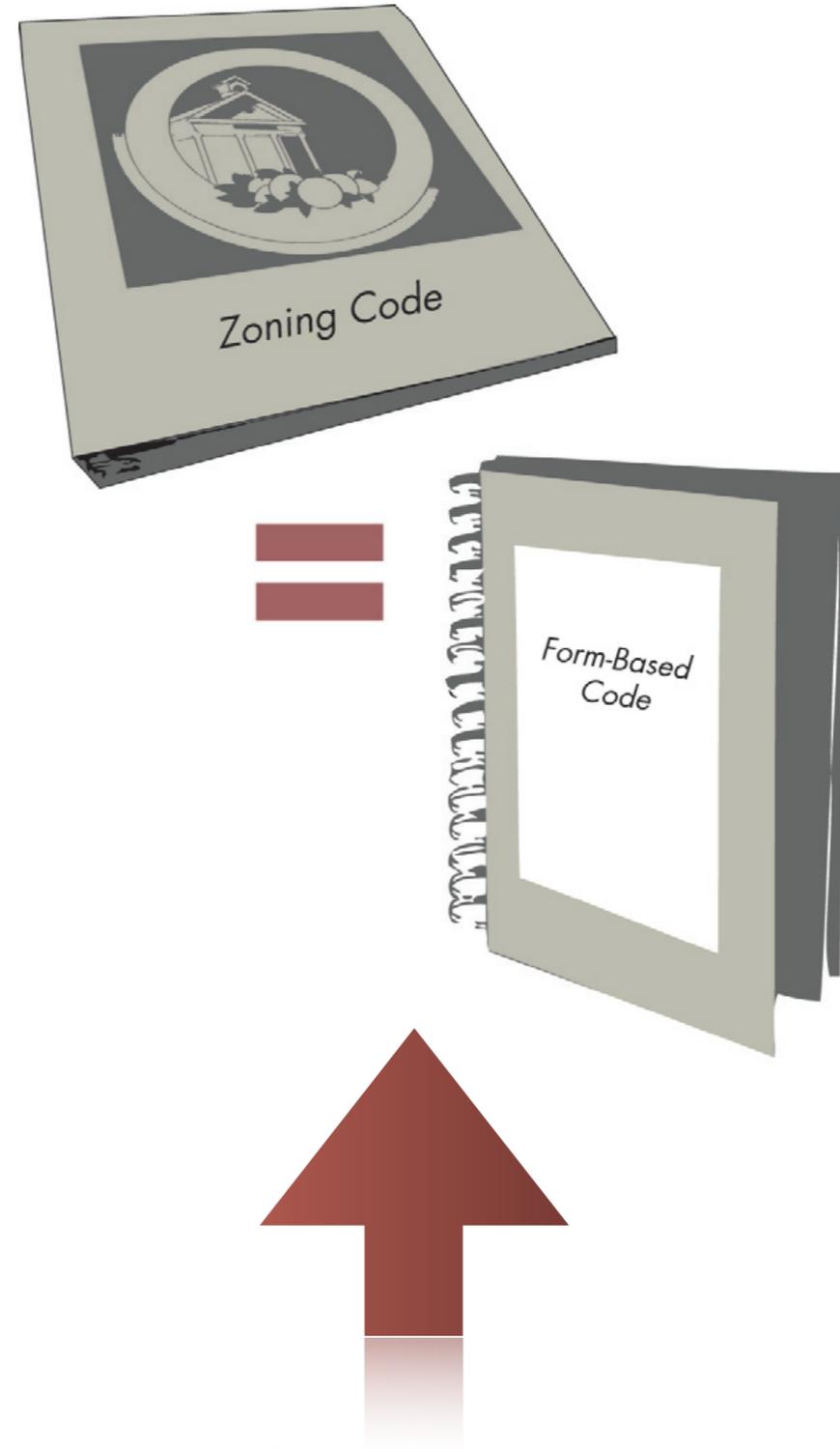
Ensure that the right people are involved

- ✓ Public
- ✓ Development community
- ✓ Administrative staff



Integrate the new FBC with the current code

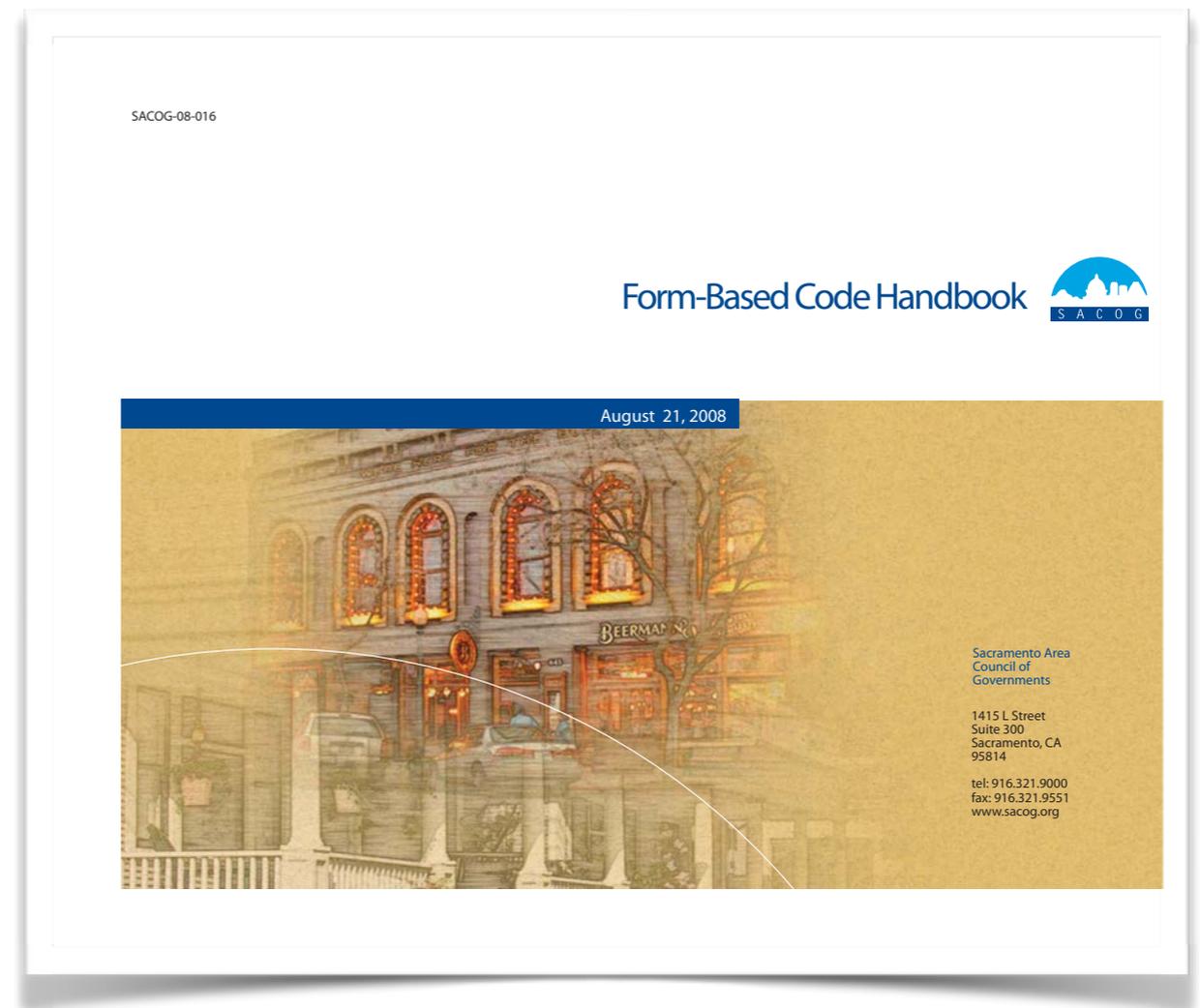
FBC implementation options



**It's about getting to
yes as quickly as
possible**



Resources



Sacramento Area Council of Government (SACOG) Form-Based Code Handbook
<http://www.sacog.org/projects/form-based-codes.cfm>

Form Based Code Institute (FBCI)
<http://formbasedcodes.org>



Thank you

Questions?

Stakeholder Assessment Questions



Table Discussion

- How would you define short term success?
- How would you define long term success?

Written comments

- What do you consider to be the most controversial or difficult aspect of this project?