

Form-Based Codes For New Urbanism

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VILLAGE OF EUCLID, OHIO v. AMBLER REALTY CO., 272 U.S. 365 (1926)

Euclid Ohio was an emerging village on the edge of suburban Cleveland. In order to promote sound orderly growth, the city adopted a comprehensive plan and zoning ordinance.

Conventional Zoning

Sec. 25-82. Permitted uses.	Sec. 25-84. Lot size.
<p>No building, structure or land shall be used in the professional office district (PO) for the display, delivery and storage of equipment, or any retail use.</p>	<p>The minimum size of lots in the professional office district (PO) shall be as follows:</p>
<p>Sec. 25-86. Lot coverage.</p> <p>The maximum lot coverage in the professional office district (PO) shall be forty-five (45) percent.</p>	<p>Sec. 25-87. Building height.</p> <p>There is no limit on the height of buildings in the professional office district (PO), except that</p>

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Planned Unit Development Zoning

“The Planned Unit Development (PUD) zoning district is a special purpose zoning district that is intended to encourage innovative land planning and design and avoid monotony sometimes associated with large developments.”

Planned Unit Development Zoning



Concepts behind form-based codes:

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

Components of form-based codes:

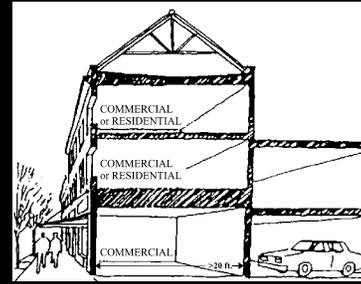
- * regulating plan(s)
- * **building form standards**
 - siting of buildings
 - height of buildings
 - key building elements (windows/doors/balconies etc.)
- * architectural standards (optional)

Regulating plans:



Downtown Kendall

Building form standards:



FORMS of form-based codes:

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



Rosemary Beach



Windsor



“Lesser” form-based techniques:

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



Building design standards

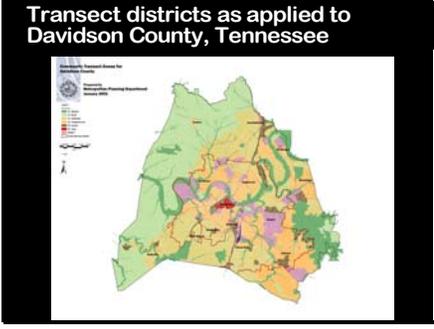
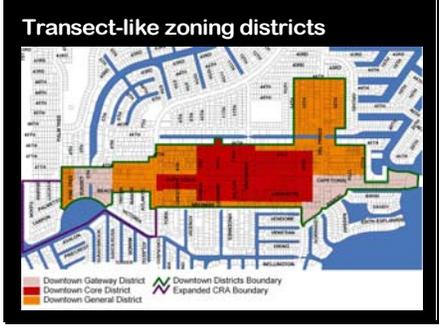
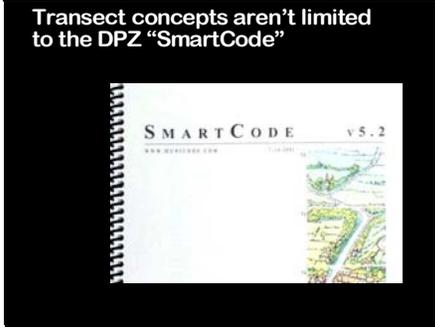
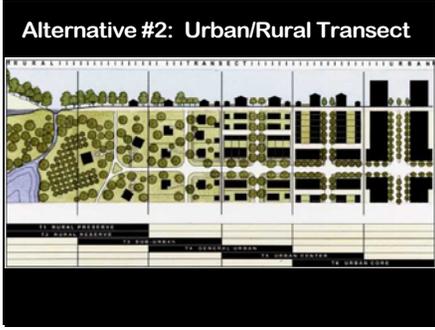
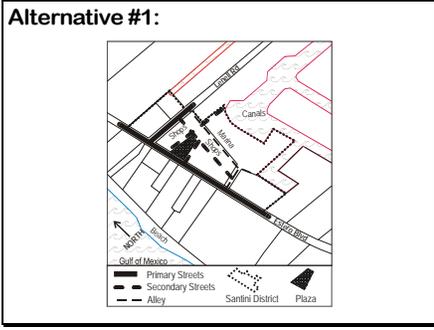
COMMUNITY CHARACTER
Design of Commercial Buildings
 Businesses are an essential part of any community's character. They provide useful services and their buildings are usually located on major roads where they are regularly viewed by residents and visitors.

incorporate ethnic Island.
 The following list commercial building common in
 ■ Existing



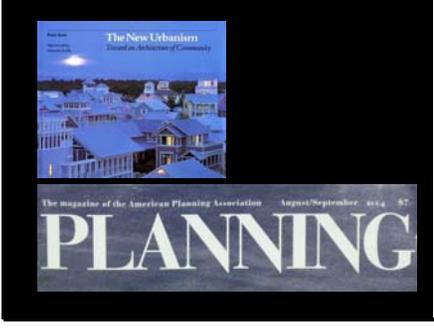
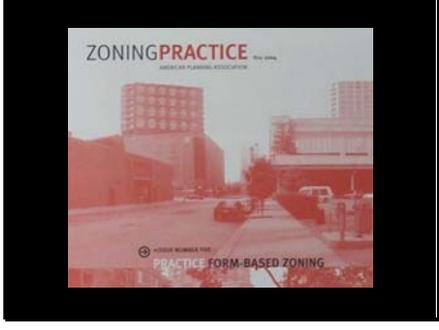
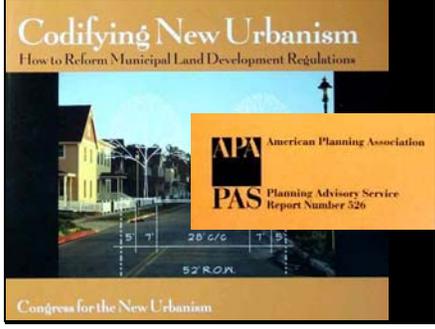
“Lesser” form-based techniques:

3. **New generation of dimensional standards**, replacing setback lines with “build-to” lines
4. **Allowable land uses are LESS IMPORTANT** in form-based codes, but non **UNIMPORTANT**
5. **Alternatives to “regulating plans”**



WHY? WHY? WHY?

1. **PARKING:** Why should the same amount of parking be required for land uses located near transit stops as for land uses at an interstate interchange?
2. **STREET WIDTHS:** Why should travel lanes on local streets be the same width as lanes on major highways?



MAKE A DIFFERENCE IN PLANNING:
 Get involved in writing codes!

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