

Form-Based Codes

Gainesville, Florida
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OVERVIEW

- Purpose of form-based codes
- Concepts behind these codes
- Components of these codes
- Varieties of form-based codes
- For further information...

the public realm



the public realm?



Form-based code reform: applications

- ↑ bug fixes: setbacks, mixed use, parking
- greenfield / infill - t.n.d.'s
- ↓ splices: overlays, special area plans
- citywide: SmartCode

start with a specific place...



"Dadeland Regional Activity Center"...

create a physical vision...



Downtown Kendall

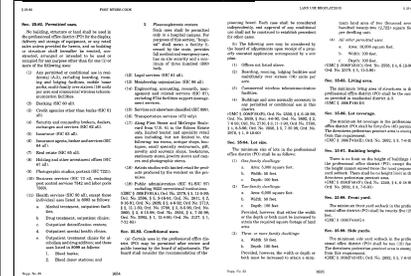
embed the physical vision into local codes...



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.

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

Sec. 25-84. Lot size.

The minimum size of lots in the professional office district (PO) shall be as follows:

Sec. 25-86. Lot coverage.

The maximum lot coverage in the professional office district (PO) shall be forty-five (45) percent.

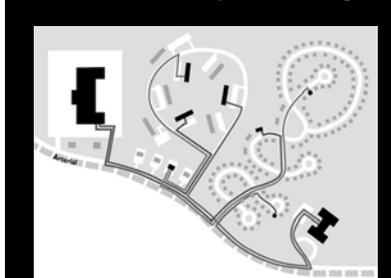
Sec. 25-87. Building height.

There is no limit on the height of buildings in the professional office district (PO), except that

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



How designers communicate:



How engineers communicate:

Leo County Generalized Peak Hour Two-Way Service Volumes Urbanized Areas						
d:\vos02\input1						
Uninterrupted Flow Highway						
Level of Service	A	B	C	D	E	
2 Undivided	170	590	1200	1700	2,280	
4 Divided	1,740	2,820	4,080	5,280	6,000	
6 Divided	2,610	4,230	6,120	7,920	9,000	

Arterials						
Class I (>0.00 to 1.99 signalized intersections per mile)						
Level of Service	A	B	C	D	E	
2 Undivided	500	1,330	1,570	1,620		
4 Divided	790	2,880	3,330	3,410	**	
6 Divided	1,180	4,360	4,990	5,120	**	
8 Divided	1,550	5,840	6,340	6,480	**	

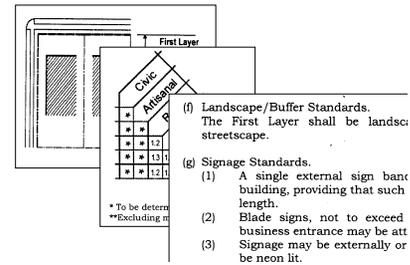
How planners and lawyers communicate:

1. 35-82. Permitted uses.

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

- (1) Any permitted or conditional use in residential (A-3), including boarding, rooming and lodging facilities, mobile home parks, multi-family over sixteen (16) units per acre and commercial wireless telecommunication facilities.
- (2) Banking (SIC 60 all).
- (3) Credit agencies other than banks (SIC 61 all).
- (4) Security and commodity brokers, dealers, exchanges and services (SIC 62 all).
- (5) Legal services (SIC 81 all).
- (6) Membership organization (SIC 86 all).
- (7) Engineering, accounting, research, management and related services (SIC 87), excluding 8744 facilities support management services.
- (8) Services not elsewhere classified (SIC 899).
- (9) Transportation services (472 only).
- (10) Along First Street and McGregor Boulevard from U.S. 41 to the Edison Estate

ALL modes of communication:



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:

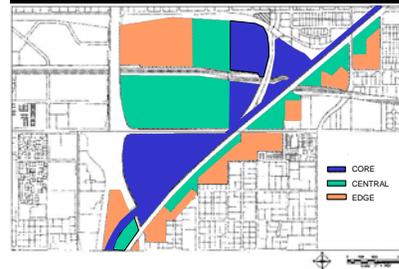
1. Regulating plan(s)
2. Building form standards
3. Architectural standards (optional)
4. Street standards

Regulating plans start with a vision



Downtown Kendall – Plan by Duany Plater-Zyberk and Dover, Kohl & Partners

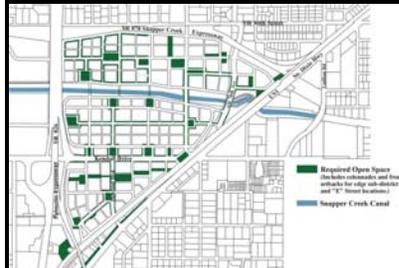
coding by transect zone



coding by street type



coding by open space



Metropolis Two to be launched on January 17



Regulating plans:



Regulating plans:



Regulating plans:



Regulating plans:

Land Use and Building Type Matrix ----
University Heights neighborhood, Gainesville, FL



Building form standards:

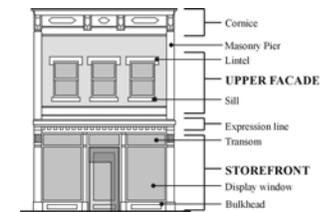
Height

Maximum Height: 58 ft. above grade
Minimum Height: 2 stories at least 27 ft above grade. Dormers are not considered stories.
First Story Elevation: 10 ft floor to ceiling minimum.



University Heights neighborhood, Gainesville, FL

Architectural standards, drawn:



Architectural standards, written:

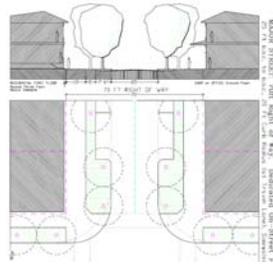
Materials

•--- Building walls shall be clad in lapped boards, wood shingles, boards, battens or fiber-cement exterior siding such as "Hardie-Plank."

--- Building walls may be finished in brick, stucco, stone or cast stone.

College Park neighborhood, Gainesville, FL

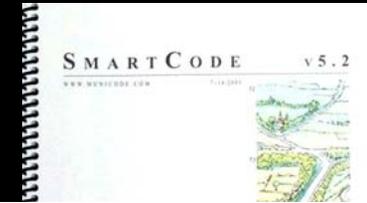
Street standards:



FORMS of form-based codes:

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

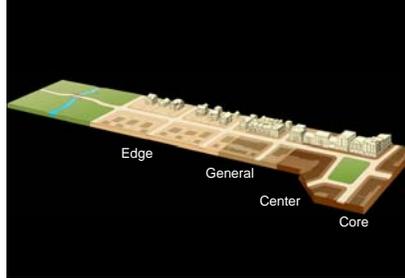
"Model" form-based code is being applied in the downtowns of Sarasota and Fort Myers



Another "model" form-based code is being created for rural areas of northern St. Lucie County



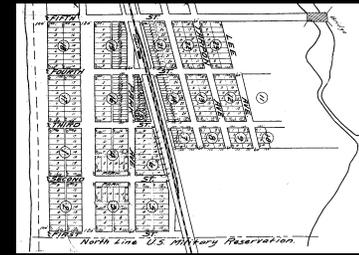
coding by transect zone



"Partial" form-based techniques:

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

Historic district regulations



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 with island. The following list commercial buildings some common to island. Exhibit 10

Codifying New Urbanism
How to Reform Municipal Land Development Regulations

APA American Planning Association
PAS Planning Advisory Service
Report Number 526

Planning Advisory Service Report Number 526

Congress for the New Urbanism

CNU Florida

www.cnuflorida.org

FBCI Form-Based Codes Institute

Home Board Members Resources

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

The goals of the institute include:

- Setting standards for the practice of Form-Based Codes (FBC)

www.formbasedcodes.org

FBCI Form-Based Codes Institute

ACADEMY for the NEW URBANISM

Form-Based Codes: An Introductory Course
November 3-5, 2005 Alexandria, VA

www.formbasedcodes.org

ZONING PRACTICE

THE MAGAZINE FOR THE PRACTICE OF URBAN PLANNING

PRACTICE FORM-BASED ZONING

The New Urbanism

THE MAGAZINE OF THE AMERICAN PLANNING ASSOCIATION August/September 2004

PLANNING

Planning -- Aug.-Sept. 2004

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