





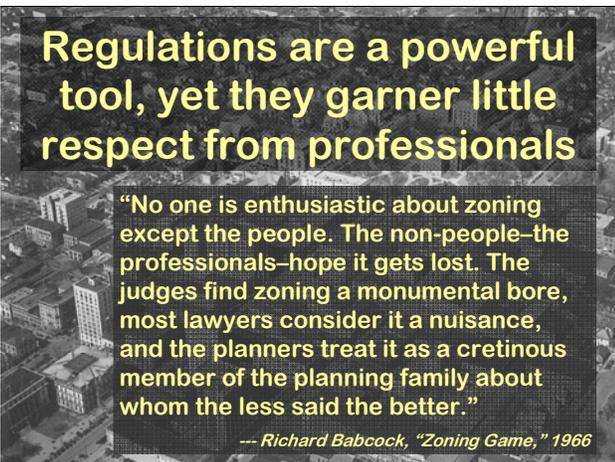


How does government carry out urban planning?

By building...

By inspiring...

By regulating...



Regulations are a powerful tool, yet they garner little respect from professionals

"No one is enthusiastic about zoning except the people. The non-people—the professionals—hope it gets lost. The judges find zoning a monumental bore, most lawyers consider it a nuisance, and the planners treat it as a cretinous member of the planning family about whom the less said the better."

— Richard Babcock, "Zoning Game," 1966

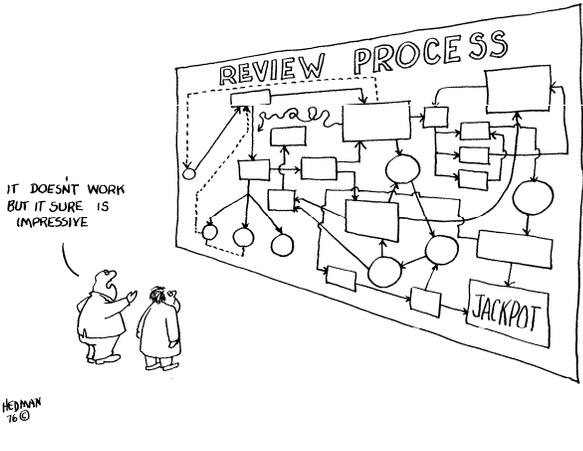
How does zoning affect urban form?

Ask a builder...

Ask an architect...

Ask elected officials...

Ask urban designers...





Why such skepticism about growth?

This is "red" on the zoning map



Strip Shopping Center, Fort Myers Beach

This is "red" on the map too



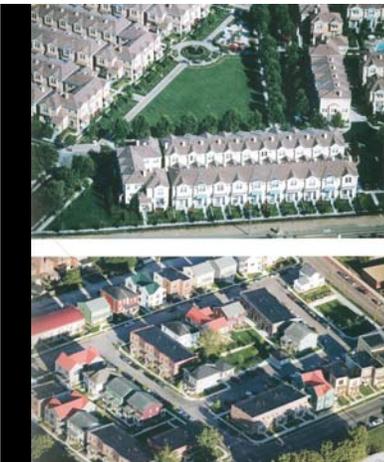
Dover Kohl and Partners

lifeless public realm



comfortable public realm





MONOCULTURE
Mass-produced housing is common at higher densities and is many times provided the only affordable way to build. But some measure of variety is necessary to avoid monotony. These two developments provide a contrast to how to avoid the dullness effect of mass production. Both used a limited number of building designs. In Mountain View, California (above) the types were segregated by area, with each district limited to a single building type. The area shown is the "townhouse" section of the development. Our model—a two-story rowhouse design with slight variations—is repeated along each street. Contrast this with the more neighborhood in Columbus, Ohio, where five different models are interspersed within one block.

Visualizing Density
By Julie Campoli & Alex MacLean

CONVENTIONAL CODES

- Zoning and subdivision regulations
- Designed to separate incompatible uses
- Ideal for suburban development patterns

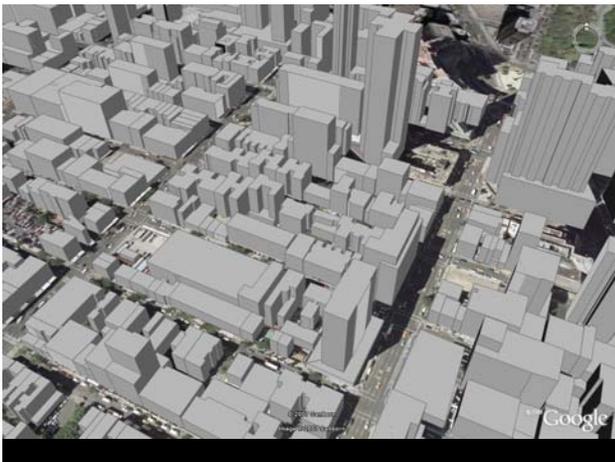
FORM-BASED CODES

- A relatively new name...
- For emerging regulatory techniques...
- To serve rebirth of interest in urbanism...

THIS MORNING'S PRESENTATION:

1. Comments on historical development of cities
2. Rise of zoning and decline of urbanism
3. How conventional and form-based codes differ
4. Examples of form-based codes in current use
5. References for further study



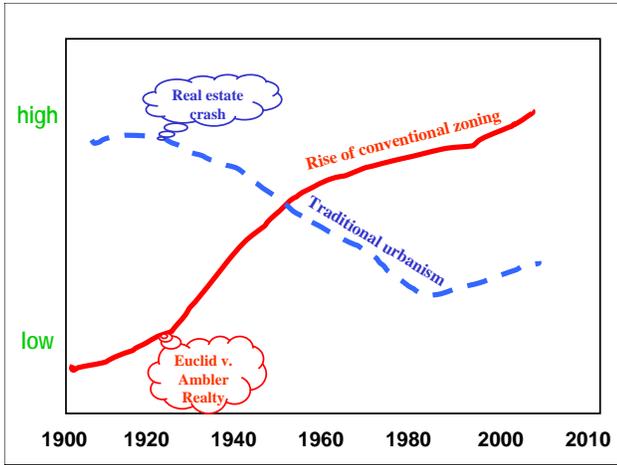


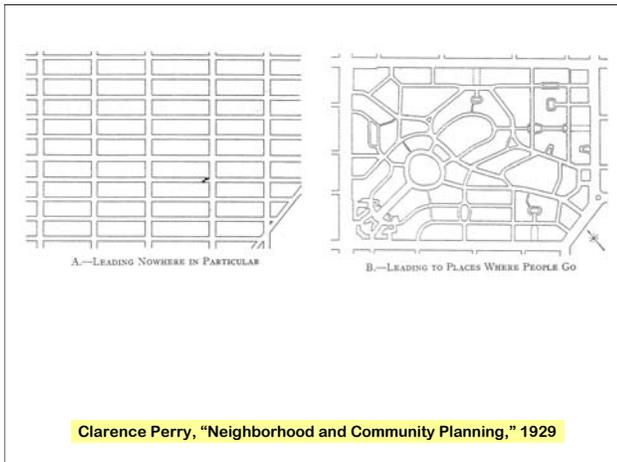
Known as the Lower West Side before the 1960s, these Manhattan neighborhoods have gone from farmland (1700s) to fashionable residences (early 1800s) to sweatshops hidden behind gorgeous cast-iron fronts (late 1800s). Later, light industry (cardboard, tool, and die makers) occupied these blocks until the mid-1900s, when artists began to occupy the area's spacious lofts. In the 1960s, Soho residents beat back a Robert Moses proposal to build an expressway over Broome Street that would have connected the Manhattan Bridge to the Holland Tunnel. Since then, real estate has been on an upswing, with fashionable restaurants and galleries lining West Broadway, Spring, and the rest of the area's streets. Best of all, the mag-

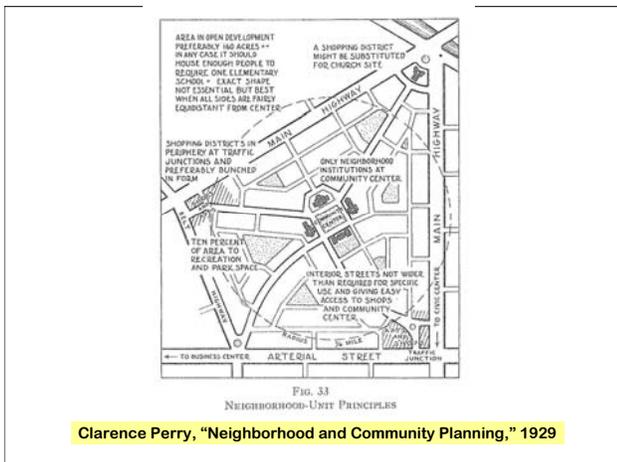




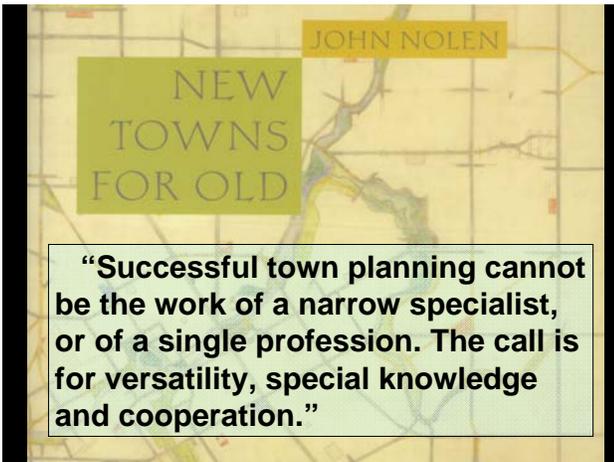




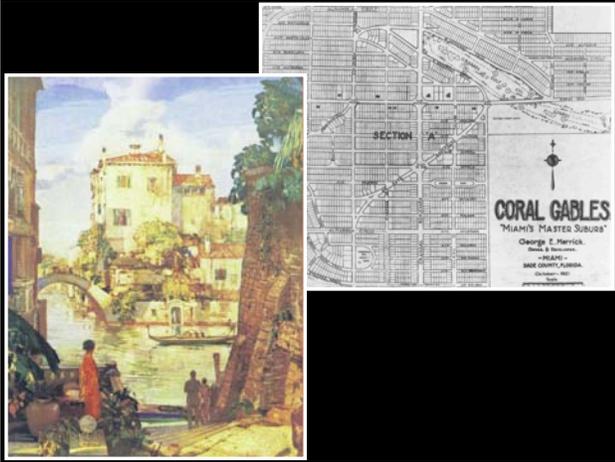


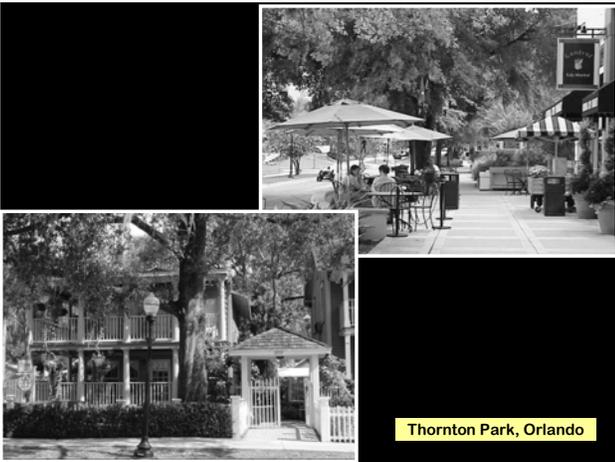


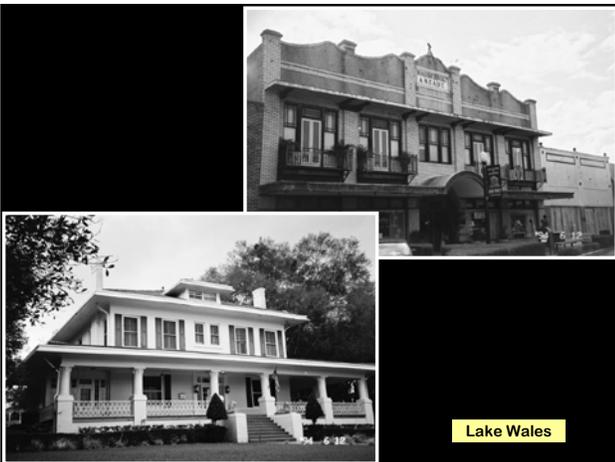


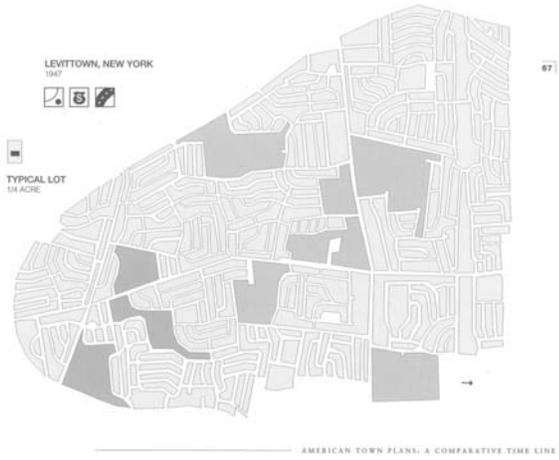












AMERICAN TOWN PLANS: A COMPARATIVE TIME LINE





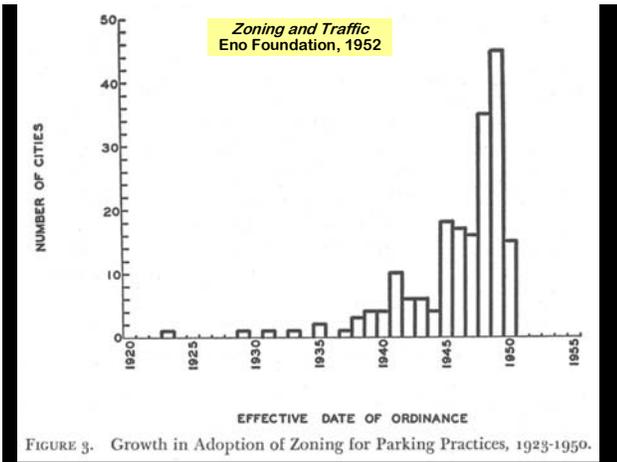
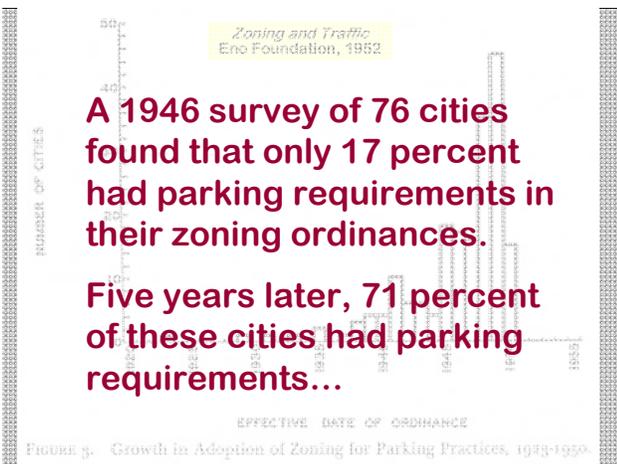


FIGURE 3. Growth in Adoption of Zoning for Parking Practices, 1923-1950.



A 1946 survey of 76 cities found that only 17 percent had parking requirements in their zoning ordinances.

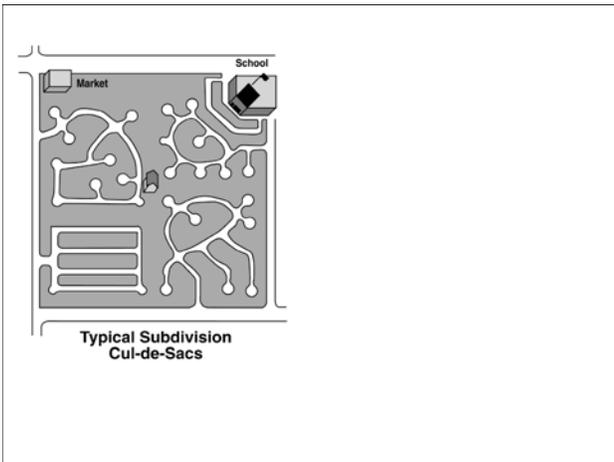
Five years later, 71 percent of these cities had parking requirements...

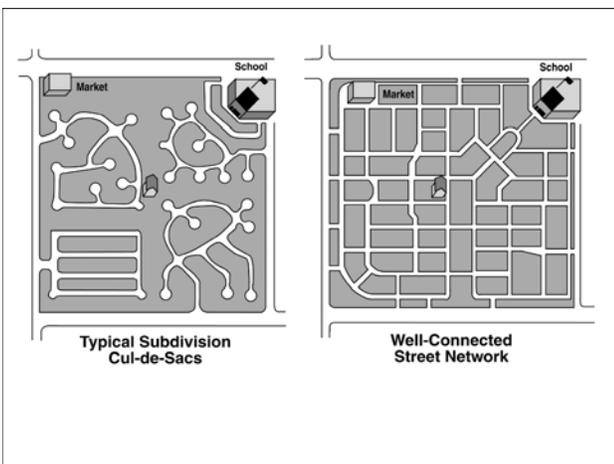
FIGURE 3. Growth in Adoption of Zoning for Parking Practices, 1923-1950.

NEXT GENERATION OF PLANNING EXPERIMENTS:

- Reston (Virginia)
- Columbia (Maryland)
- Woodlands (Texas)

--- Led to P.U.D. zoning techniques (Planned Unit Developments)

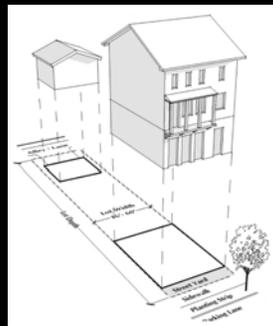
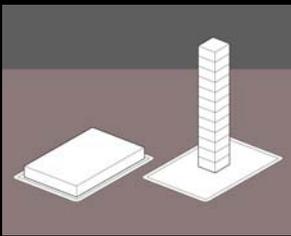




Conventional codes
--- compared to---
form-based codes...

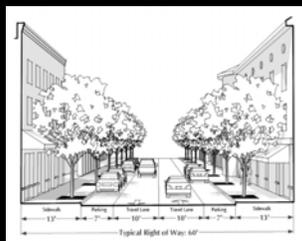
Conventional Code:
...buildings can be random

Form-Based Code:
...focus on building placement



Conventional Code:
...ignores streets

Form-Based Code:
...includes streets



FORM-BASED CODE:

A method of regulating development to achieve a specific urban form.

Form-based codes create a predictable public realm by controlling physical form primarily, with a lesser focus on land use....

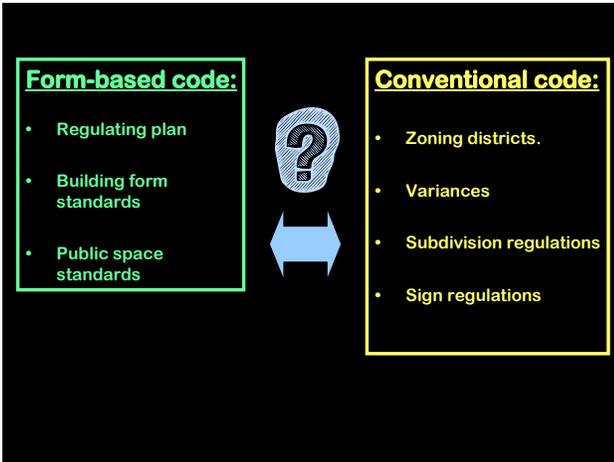
www.formbasedcodes.org

Form-based code:

- **Regulating plan**
- **Building form standards**
- **Public space standards**

REGULATING PLAN:

The map in a form-based code that shows streets and public open spaces and designates where various building form standards will apply. A regulating plan helps translate a master plan into place-specific development regulations.



Types of links between form-based codes and conventional codes:

1. Mandatory form-based code
2. Optional (parallel) form-based code
3. Floating zone form-based code
(Planned Development /
Planned Unit Development)

1. Mandatory form-based code:

- Compliance is never voluntary!
- Replaces many aspects of the previous code
- May replace existing zoning, or may span existing zoning districts

2. Optional (parallel) code:

- Compliance is always voluntary
- Supplements, but does not replace any aspects of the previous code
- May replace existing zoning or span existing zoning districts



Columbia Pike, Arlington (VA)



- Adopted as a optional (parallel) "overlay zone"
- Use of this code is encouraged by density bonuses
- Additional incentive: a streamlined approval process

Columbia Pike, Arlington (VA)

3. Floating zone code:

- Compliance is usually voluntary
- Supplements, but does not replace any aspects of the previous code
- Always replaces existing zoning, but only on request of the landowner

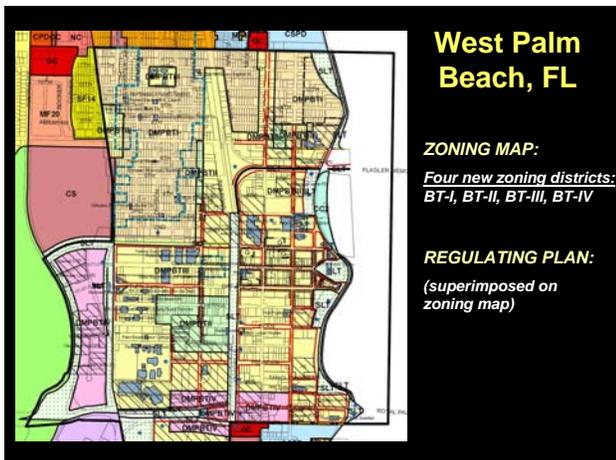
- Operates as a zoning district, similar to a PUD
- Can be applied to parcels from 40 - 200 acres
- Must contain residences, shops, workplaces, and civic gathering places
- Hierarchy of streets and a disciplined edge
- Graphic format illustrates use, land allocation, building lots, street design, and parking

Miami / Dade County TND District

FORM-BASED CODE EXAMPLES:

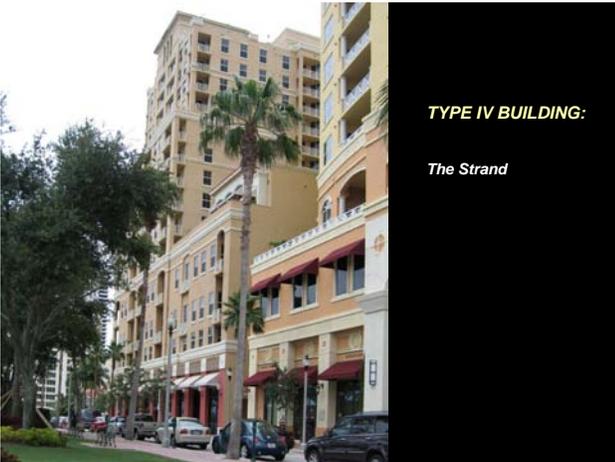
- West Palm Beach
- “Downtown Kendall”
- Fifth Avenue South, Naples
- Sarasota County
- Fort Myers Beach







TYPE III BUILDING: *Community Foundation*



TYPE IV BUILDING:
The Strand

re-imagining the "edge city"

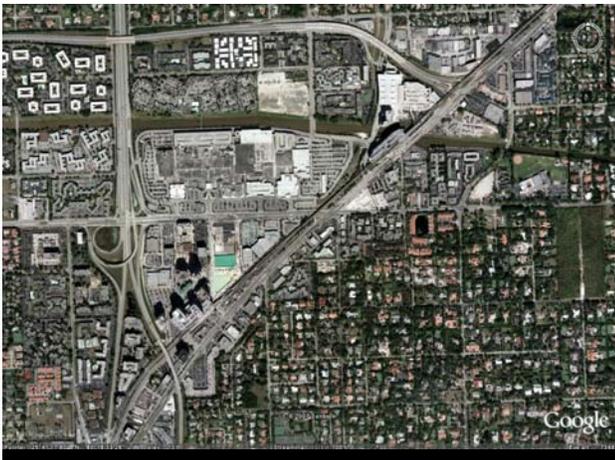


"Dadeland Regional Activity Center"...

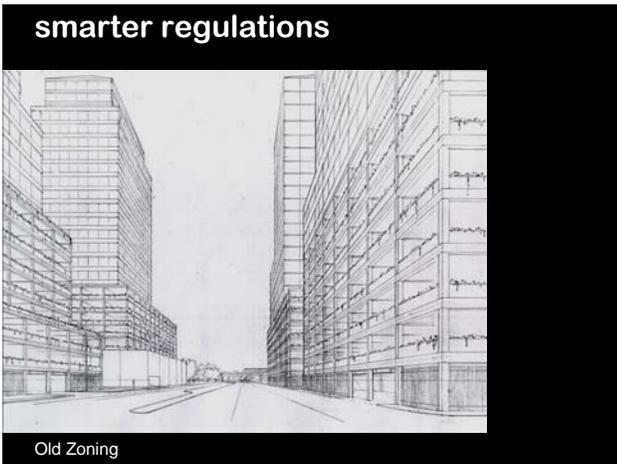
re-imagined "edge city"

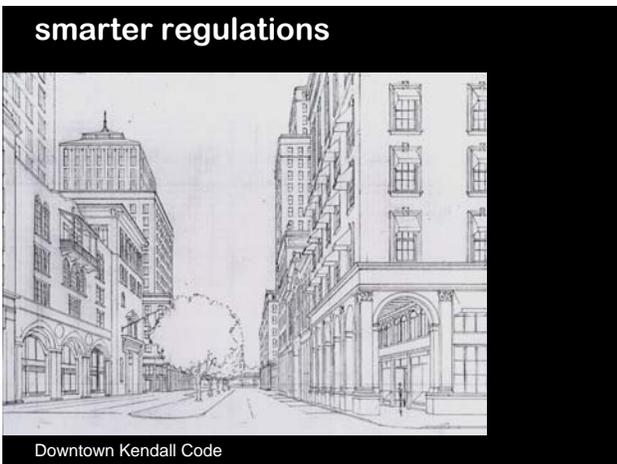


Downtown Kendall



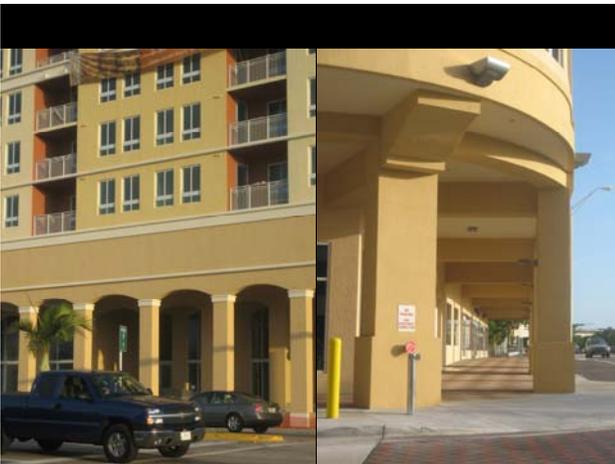




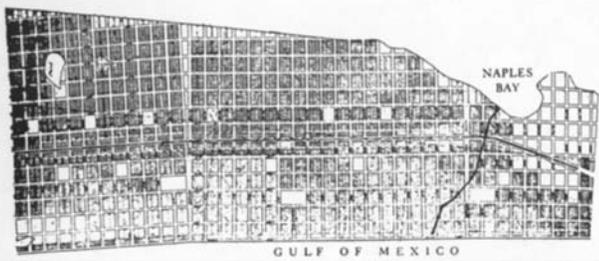






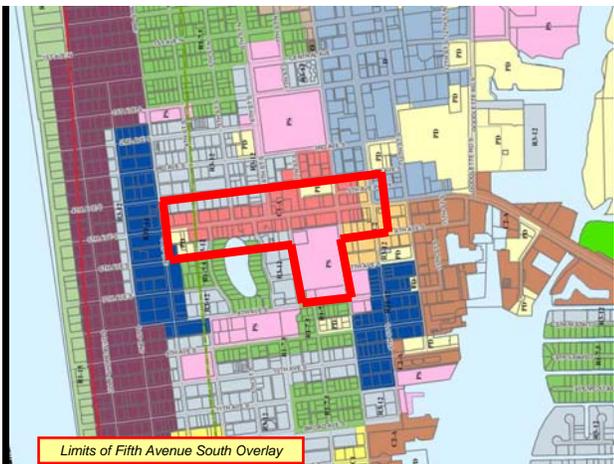


Naples – Fifth Avenue South



Naples – Fifth Avenue South



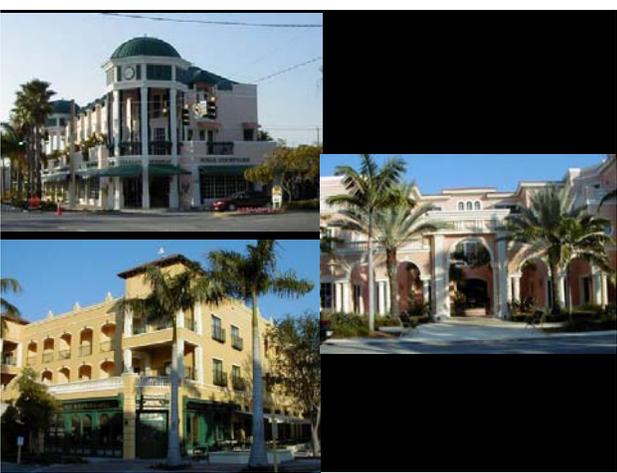


Limits of Fifth Avenue South Overlay

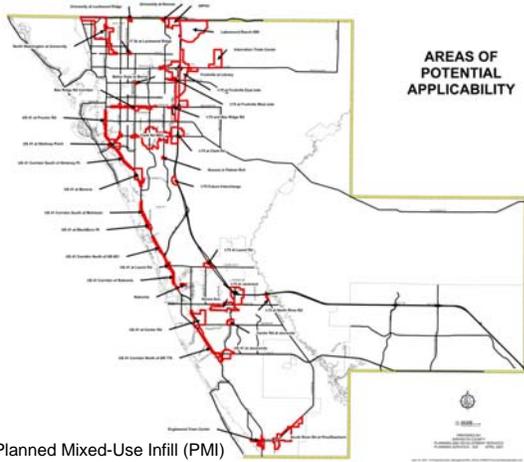


Colonnade condominiums - Fifth Ave. South









example site



Existing aerial photo

parking



Off-street parking is screened from view of streets

parking

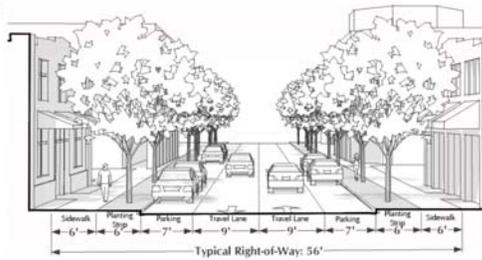


Off-street parking is screened from view of streets

menu of street types

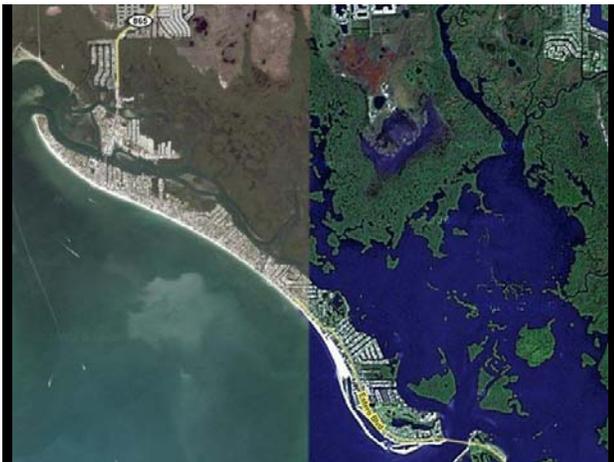
Street B:

- Core
- General
- Edge
- Preserve



Movement type: slow





TOWN OF
FORT MYERS BEACH
COMPREHENSIVE PLAN



- INTRODUCTION -- 1
- EMBRACING TOMORROW'S FORT MYERS BEACH -- 2
- COMMUNITY DESIGN ELEMENT -- 3
- FUTURE LAND-USE ELEMENT -- 4
- QUALITY MANAGEMENT ELEMENT -- 5
- CONSERVATION ELEMENT -- 6
- TRANSPORTATION ELEMENT -- 7
- UTILITIES ELEMENT -- 8
- STORMWATER MANAGEMENT ELEMENT -- 9
- RECREATION ELEMENT -- 10
- CAPITAL IMPROVEMENTS ELEMENT -- 11
- HOUSING ELEMENT -- 12
- HISTORIC PRESERVATION ELEMENT -- 13
- INTERGOVERNMENTAL COOPERATION ELEMENT -- 14
- PROCEDURES AND MONITORING -- 15

Integrating form-based elements into a conventional code:

1. Less emphasis on uses of land

2. Reduced off-street parking

Sec. 34-676

DOWNTOWN

Sec. 34-676. Circulation and parking.

(a) **Off-street parking reductions.** The DOWNTOWN district is planned as a "park-once" district, with preference given to pedestrian movement within the district. On-street parking will be provided by the town along Old San Carlos Boulevard and other public parking is available under the Sky Bridge. For these reasons, substantial reductions are allowed to the normal off-street parking requirements found in § 34-2020. The follow percentages shall be multiplied by the number of off-street parking spaces normally required by § 34-2020 to determine the adjusted off-street parking requirements along various streets in the DOWNTOWN district:

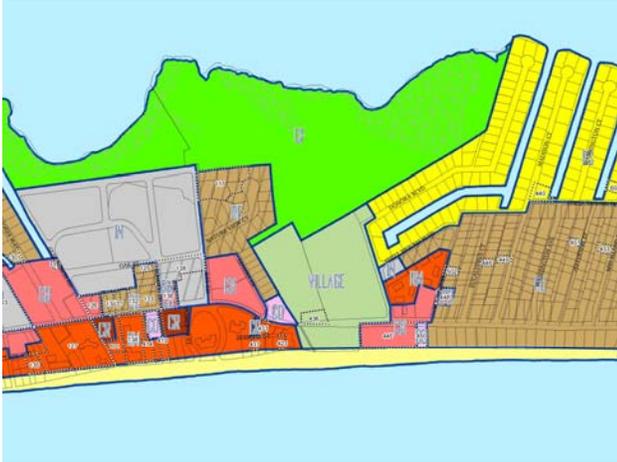
- (1) Old San Carlos Boulevard, multiply by 50%.
- (2) Bayfront pedestrian plazas (see Figure 34-6), multiply by 50%. No parking spaces may be provided in the Bayfront pedestrian plaza, but the required spaces must be located within 750 feet in single-purpose, shared, or joint-use parking lots (see division 26 of this chapter).
- (3) Times Square pedestrian plaza (see Figure 34-6), multiply by 0%.
- (4) All other streets in the DOWNTOWN district, and all land on Crescent Street regardless of zoning district, multiply by 67%.

Integrating form-based elements into a conventional code:

1. Less emphasis on uses of land

2. Reduced on-site parking

3. New zoning map eased transition to form-based coding



New zoning map has 3 types of zoning districts:

- Conventional zoning districts
- Redevelopment zoning districts (form-based)
- Planned zoning districts

“Downtown” regulating plan #1:

Primary Streets

- Old San Carlos Blvd.
- Fifth Ave/Street
- Esmer Blvd. (East of 5th to Beach edge)
- Crescent Street, &
- First St.

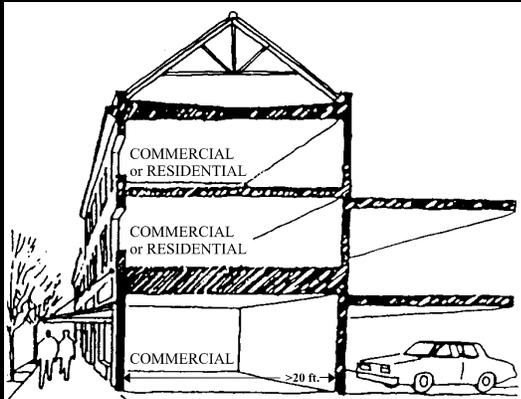
Secondary Streets

- Second & Third Streets,
- Lagoon Street,
- Pedestrian streets in Times Square,
- Prima Drive,
- Palermo Cir,
- Casellas Dr.

“Downtown” regulating plan #2:



“Downtown” building form standards:



Integrating form-based elements into a conventional code:

1. Less emphasis on uses of land
2. Reduced on-site parking
3. New zoning map eased transition to form-based coding
- 4. Commercial design standards (not guidelines)**

(a) **Facade elements.** Principal facades are the primary faces of buildings. Being in full public view, they shall be given special architectural treatment.

(1) All principal facades shall have a prominent cornice and expression line, a working entrance, and windows (except for side-wall facades where entrances are not required).

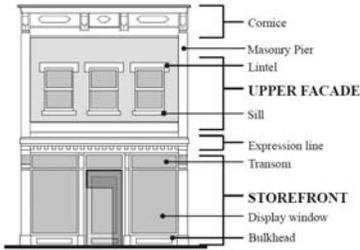
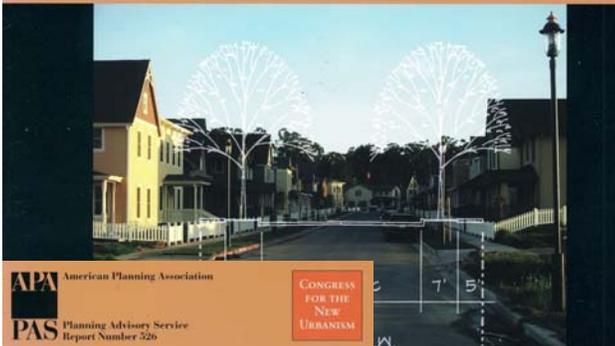


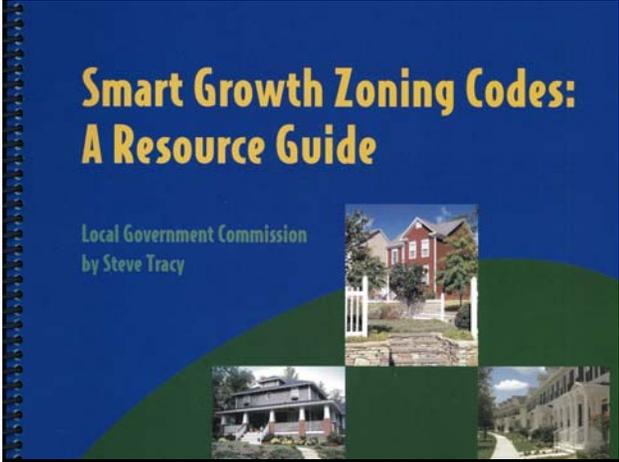
Figure 34-18

A Guidebook to
NEW URBANISM IN FLORIDA 2005



Codifying New Urbanism
How to Reform Municipal Land Development Regulations





FORTHCOMING BOOKS:

- “A Legal Guide to Urban and Sustainable Development for Planners, Developers and Architects” by Doris Goldstein, Dan Slone and Andy Gowder
- “Form-Based Codes” by Paul Crawford, Daniel Parolek and Karen Parolek

For more information on form-based codes:

www.formbasedcodes.org

