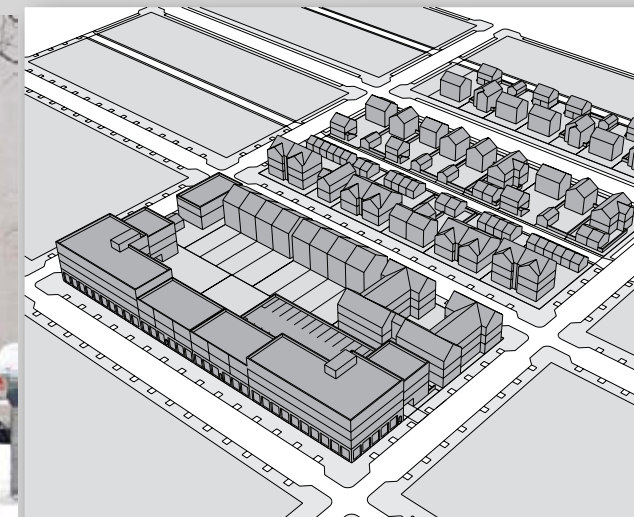


# Form-Based Code Approach Options

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Cincinnati Form-Based Code  
Consultation  
March 10-11th, 2010





# Presentation Overview

1. General Notes
2. Process Options:
  - A. Option I: 3-4 Case Study Applications with Form-Based Code Application Manual
  - B. Option II: Charrette for Each Neighborhood
  - C. Option III: Consolidated Charrette
3. Other Considerations
4. Options for how to plug the FBC into your zoning code

# Two Elements to Options:

1. The process in which the Form-Based Code is created and applied for each neighborhood
2. How to plug the Form-Based Code into the existing zoning code document

Neighborhood Center (NC) Standards 17.21.050

**Table 2.2: Neighborhood Center (NC) Zone Allowed Land Uses and Permit Requirements**

Land Use Type <sup>1</sup>	Permit Required	Specific Use Regulations	Land Use Type <sup>1</sup>	Permit Required	Specific Use Regulations
<b>Recreation, Education &amp; Public Assembly</b>			<b>Retail</b>		
Commercial recreation facility:	MUP		Bar, tavern, night club	UP	
Indoor			General retail, except with any of the following features:	P	
Health/fitness facility	MUP		Alcoholic beverage sales	MUP	
Library, museum	P		Floor area over 10,000 sf	UP	
Meeting facility, public or private	UP		On-site production of items sold	MUP	
Park, playground	P		Operating between 9pm and 7am	UP	
School, public or private	UP <sup>2</sup>		Neighborhood market	MUP	
Studio: Art, dance, martial arts, music, etc.	P		Restaurant, cafe, coffee shop	MUP	
<b>Residential</b>			<b>Services: Business, Financial, Professional</b>		
Home Occupation	P <sup>2</sup>	17.44.100	ATM	P	
Mixed use project residential component	P <sup>2</sup>	17.44.140	Bank, financial services	P	
Residential accessory use or structure	P <sup>2</sup>	17.44.020	Business support service	P	
Residential care, 7 or more clients	UP		Medical services: Clinic, urgent care	MUP	
Second unit or carriage house	P	17.44.190	Medical services: Doctor office	P	
			Medical services: Extended care	UP	
			Office: Business, service	P	
			Office: Professional, administrative	P	
			<b>Services: General</b>		
			Day care center: Child or adult	MUP	17.44.060
					17.44.110
			Day care center: Large family	P	17.44.060
			Day care center: Small family	P	
			Lodging: Bed & breakfast inn (B&B)	MUP	
			Public safety facility	UP	
			Personal services	P	
			<b>Transportation, Communications, Infrastructure</b>		
			Parking facility, public or commercial	UP	
			Wireless telecommunications facility	UP	17.46

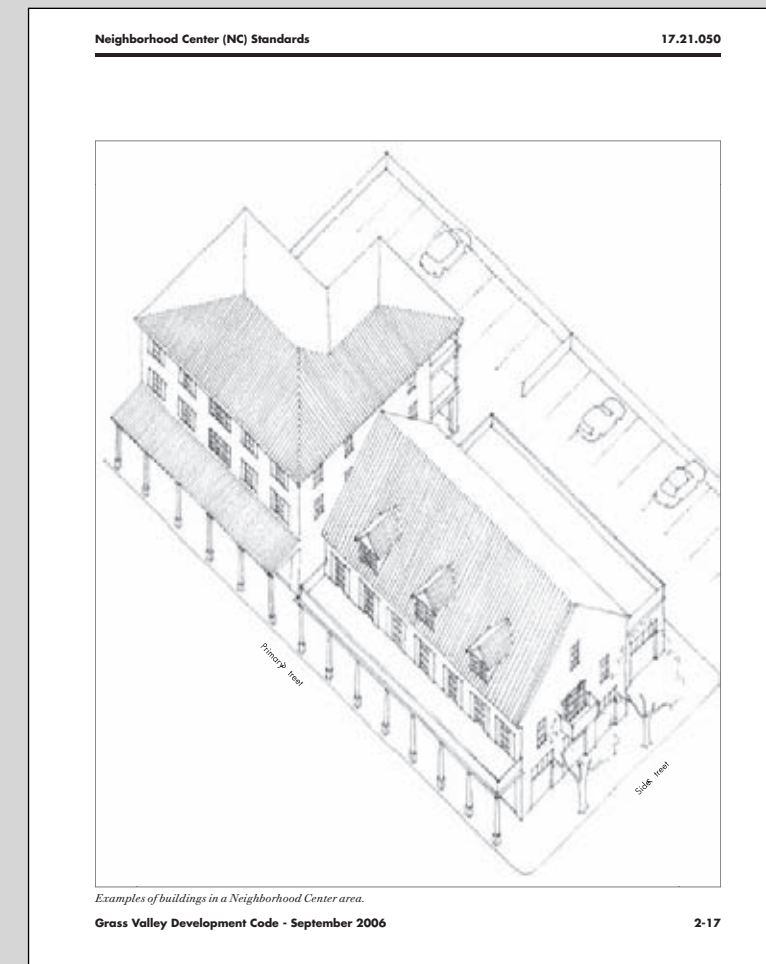
**Key**

P Permitted Use  
MUP Minor Use Permit Required  
UP Use Permit Required  
NA Use Not Allowed

**End Notes**

<sup>1</sup> A definition of each listed use type is in Article 10 (Glossary).  
<sup>2</sup> Allowed only on second or upper floors, or behind ground floor use.

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# General Notes

1. In all options we would recommend an economic consultant who specializes in the revitalization, programming, and redevelopment of neighborhood main streets be brought on before the visioning and coding process.
  - A. This may actually be more important than the Form-Based Coding itself
  - B. It will be difficult to find this consultant. It has to be someone who can think outside the box and give general recommendations for all neighborhood main streets.
  - C. This economic work should be closely integrated with the economic work on the Comprehensive Plan

# General Notes

2. There should be a strong tie between the Comprehensive Plan and the Form-Based Code effort
  - A. The Comprehensive Plan must reinforce the neighborhood framework and the concept of Form-Based Code integration
  - B. All Form-Based Code elements must be introduced in the Comprehensive Plan
  - C. The process should reinforce a collective effort and buy-in with all staff
  - D. Implicit policy reinforcement of the Form-Based Code integration should be included
  - E. This will enable a comprehensive look at the neighborhood main street (neighborhood business districts)

# General Notes

3. The City needs to address how the Code will be administered successfully before rushing into the Codes
  - A. The City must think long term about staffing, implementation and administration to ensure long term effectiveness of FBC application
4. Community, property owner, and developer/builder support is necessary for this process to be successful

# 1 Option I: 3-4 Case Study Applications with Form-Based Code Application Manual

Form-Based Code Approach Options



# 1. Case Study Application with FBC Application Manual

- A. Consultant creates the Code and integrates it into the zoning code
- B. Consultant leads three to four charrettes for neighborhoods that represent the typical conditions for a majority of neighborhoods
  - i. Neighborhood I: Preservation of main street and neighborhood
  - ii. Neighborhood II: Evolution
  - iii. Neighborhood III: Transformation



# 1. Case Study Application with FBC Application Manual

- C. Consultant creates a manual to determine typical conditions and parameters of how the FBC should be applied to all other neighborhoods.
  - i. This manual could become the policy driver for each neighborhood within the Comprehensive Plan
- D. Designated urban design staff finishes visioning and creation of regulating plans for all neighborhoods. This assumes that an urban design staff or individual design studio will be created to implement and administer the Form-Based Codes long-term
- E. Ongoing peer review by outside consultant(s)

# Benefits:

1. Fewer consultant fees up front
2. Can complete neighborhoods on own time (set own schedule)
3. Builds internal capacity to do visioning and coding (similar to Nashville)
4. Systematic approach to all neighborhoods
5. Manual created for long-term use and consistent application

Live/Work



Commercial Block



Detached Single-Unit



Bungalow Court



Townhouse



Duplex, Triplex, Fourplex



# Challenges:

1. Necessitates building urban design studio within staff
2. Less experienced people in charge of visioning, and ultimately Code application
3. Complete neighborhoods on own time (may get drawn out)
4. No or limited buffer between staff and neighborhood politics or issues



# 2 Option II: Charrette for Each Neighborhood

Form-Based Code Approach Options



## 2. Charrette for Each Neighborhood (Nashville Approach)

A. Consultant creates code and integrates it into the zoning code

B. Each neighborhood gets individual charrette



## 2. Charrette for Each Neighborhood (Nashville Approach)

C. Three different lengths of charrettes:

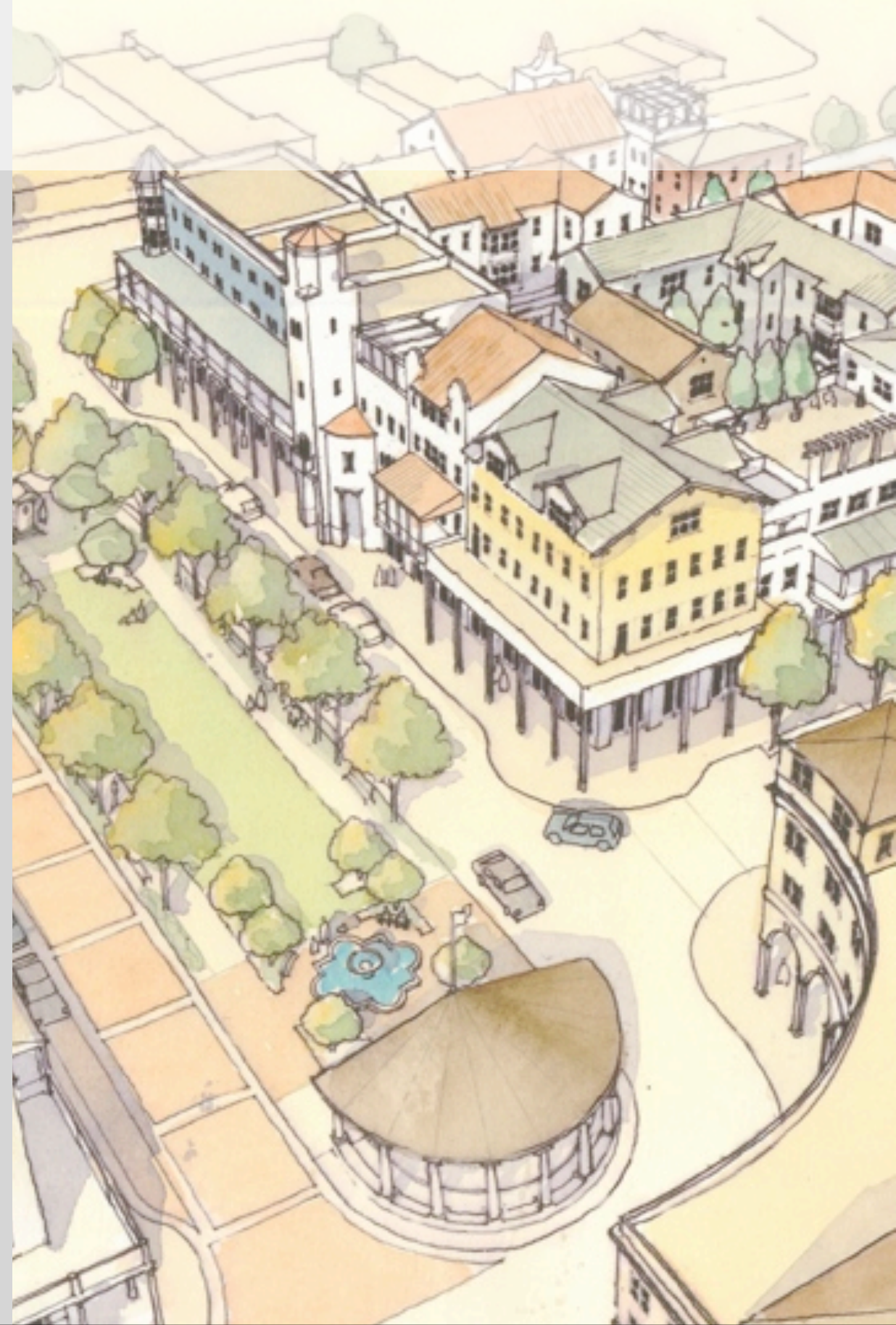
- i. 2-3 day charrette: Applicable if preservation is the primary intent and little design work is needed. No big issues to address, just establishing predictability.
- ii. 3-5 day charrette: Applicable if some evolution and small transformation needed. Few big issues to address.
- iii. 5-7 day charrette: Applicable if major transformation is to be designed and community buy-in needed for vision. Big issues to resolve

D. Charrettes could be done by consultant or by staff if urban design studio is established.



# Benefits:

1. You get the experts to get community buy-in, to create a compelling vision, to create FBC, and to map form-based zones.
2. Can tailor the code for each neighborhood as needed
3. Most predictable long-term implementation





# Challenges:

1. Most expensive option if consultant does charrettes
2. Length of time to complete charrettes for each neighborhood
3. How do you decide appropriate length for each neighborhood?
  - i. Will neighborhoods getting shorter processes be okay?



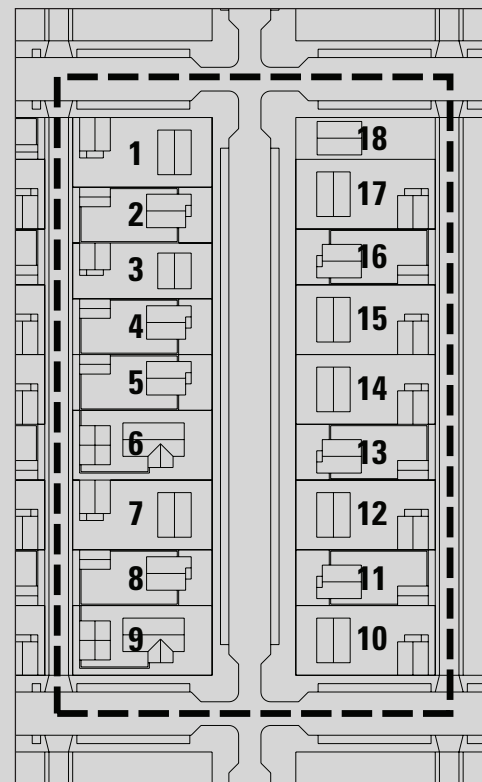


# 3 Option III: Consolidated Charrettes

Form-Based Code Approach Options

### 3. Consolidated Charrettes

- A. Consultant creates code and integrates it into the zoning code
- B. Have neighborhoods complete to do list and documentation
- C. Consultant hired to finalize degree of change for each neighborhood



### 3. Consolidated Charrettes

D. Consultant works with City to determine appropriate grouping of neighborhoods for charrettes

i. Basis for decision

1. Geographic proximity

2. Similar existing conditions and intent for the areas

3. Intended degree of change

E. Hold consolidated charrettes

i. Can likely complete focus neighborhoods with 3-4 charrettes  
(3-5 focus neighborhoods at a time based on complexity)



# Benefits:

1. You get the experts to get community buy-in, to create a compelling vision, to create Form-Based Codes, and to map form-based zones
2. Allows for some customization for each neighborhood
3. Mid-range budget-wise
4. Mid-range time-wise for completion





# Challenges:

1. Limited customization for each neighborhood
2. Is this enough public process to build consensus for the neighborhoods?
3. Does not give specific direction to post-focus area applications



# 4 Other Considerations

Form-Based Code Approach Options



# Other Considerations

1. Is there an option that is less charrette-oriented and more workshop and meeting based?
  - A. Consultant conducts an information gathering workshop for each neighborhood and goes away to prepare a draft visioning and code?
  - B. Could be a series of workshops happen over several days?
  - C. Would this provide enough public outreach?
  - D. Maybe focus neighborhoods with preservation and evolution objectives could be dealt with this way



# Other Considerations

2. Consider integrating some of the outreach and visioning into Comprehensive Plan process

A. Classify each neighborhood by degree of change and general mix of Transect zones into the Comprehensive Plan

i. Benefit: Ties policy directly to vision

B. Reminder: Be sure all Form-Based Code elements are introduced in the Comprehensive Plan!!



# Other Considerations

3. What would make the process as short as possible?

A. To be completed by City staff, possibly supported by neighborhood representatives before the next phase for each focus neighborhood

- i. Map the intended degree of change for each area before this next phase happens
- ii. Complete the neighborhood to-do list and main street documentation provided by Opticos
- iii. Complete the micro-scale documentation (template provided by Opticos)
- iv. List of top three to five issues
- v. Being sure to build political buy-in and/or education early in the process



# Other Considerations

## 4. Ideal participation in charrette

### A. Consultants

- i. Team leader (Principal level)
- ii. Charrette manager
- iii. 2 or 3 designers/planners/renderers (based on complexity)
- iv. Economist
- v. Transportation Engineer



# Other Considerations

## 4. Ideal team for each charrette (continued)

### B. City staff involvement

- i. 1-2 people to greet and man the door (entire time)
- ii. Project manager available entire time (can be same as above)
- iii. Daily morning meeting with City team (Charles, Michael, etc.)
- iv. Technical meetings with staff on specific issues such as thoroughfare design, zoning, etc. throughout the charrette. Time determined 6 weeks prior to charrette.
- v. Attendance of Steering Committee at milestone presentations



# Other Considerations

4. Ideal team for each charrette (continued)

## C. Steering Committee participation

- i. Throughout the charrette, but in particular attendance at milestone presentations and any topic-specific meetings that they have an interest in.



# 5 Options for how to plug the Form-Based Code into your Zoning Code

Form-Based Code Approach Options

# Options for how to plug the FBC into your zoning code

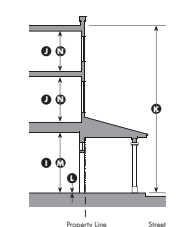
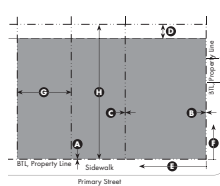
1. Create a separate chapter with all of the FBC components in it

## A. Typical components

- i. Building Form Standards
- ii. Regulating Plan
- iii. Building Type Standards
- iv. Civic Space Standards
- v. Thoroughfare Standards
- vi. Frontage Standards
- vii. Site Planning Standards

Neighborhood Center (NC) Standards 17.21.050

### 17.21.050 - Neighborhood Center (NC) Standards



**Key**  
--- Property Line  
--- Build-to-Line (BTL)  
■ Building Area

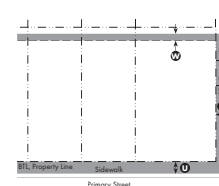
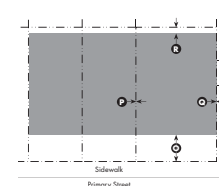
Building Placement		Use
<b>Build-to-Line (Distance from Property Line)</b>		Ground Floor Service, Retail, or Recreation, Education & Public Assembly*
Front	0'	
Side Street, corner lot	0'	
<b>Setback</b>		Upper Floor(s) Residential or Service*
Side	0'	
Rear		
Adjacent to residential	10'	
Adjacent to any other use	5'	

Building Form		Height
Primary Street built to BTL	80% min.*	Building Minimum 16'
Side Street, Corner Lot built to BTL	30% min.*	Building Maximum 3 stories*
Lot Width	75' max.	Finish Ground Floor Level 12' min. above sidewalk
Lot Depth	150' max.	First Floor Ceiling Height 12' min. clear
* Street facades must be built to BTL within 30' of every corner.		Upper Floor(s) Ceiling Height 8' min. clear

**Notes**  
All floors must have a primary ground-floor entrance which faces the street.  
Rear facing buildings, loading docks, overhead doors, and other service entries are prohibited on street facades.  
Mansard roof forms are not allowed.  
Buildings greater than 16 units must provide adequate common space for residents in the form of community rooms, roof terraces, or courtyards.  
Any section along the BTL, not defined by a building must be defined by a 4' to 6' high fence or stucco or masonry wall.

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Neighborhood Center (NC) Standards 17.21.050



**Key**  
--- Property Line  
--- Build-to-Line (BTL)  
■ Parking Area  
■ Encroachment Area

Parking		Encroachments
<b>Location (Distance from Property Line)</b>		<b>Location</b>
Front Setback	20'	Front 12' max.
Side Setback	0'	Side Street 8' max.
Side Street Setback	5'	Rear 4' max.
Rear Setback	5'	

Required Spaces		Frontage Types
Ground Floor	Uses < 3,000 sf No off-street parking required Uses > 3,000 sf 1 space/200 sf	Canopies Clearance 1' min. back from curb line Height 9' min. clear, 2 stories max.
Upper Floor(s)	Residential uses 1 space/unit, .5 space/studio Other uses 1 space/300 sf	Awnings Depth 10' max. Forecourts Depth 20' min., not to exceed width Width 20' min., 50% of lot width max.

**Notes**  
Canopies, Awnings, and Balconies may encroach over the BTL on the street side and into the setback on the rear, as shown in the shaded areas. Only Balconies are allowed at the rear encroachment.  
Upper story galleries facing the street must not be used to meet primary circulation requirements.

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B. Make sure these regulations override all others within the zoning code and elsewhere

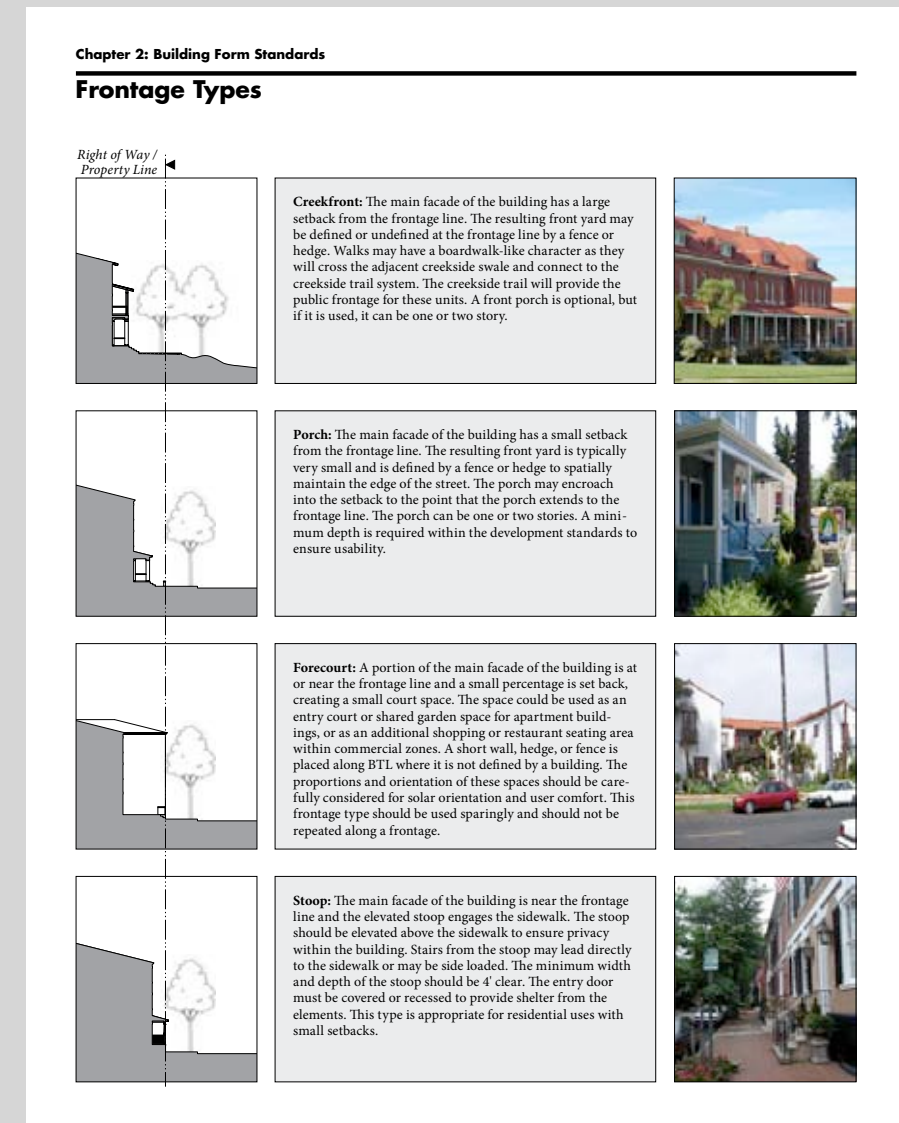
# Options for how to plug the FBC into your zoning code

## 2. Integrate throughout the zoning code

A. Add form-based zones/Transect to the same chapter as the conventional zones

B. Create new chapters

- i. Building Type Standards
- ii. Civic Space Standards and Thoroughfare Standards
- iii. Frontage Standards
- iv. Site Planning Standards





# Options for how to plug the FBC into your zoning code

General notes:

1. Either application could be mandatory or optional, though in our minds there is no reason not to make them mandatory.
2. In both options, the form-based zones/Transect zones would be mapped directly onto the zoning map once the neighborhood was planned or vision verified with the community.

# Form-Based Code Approach Options

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