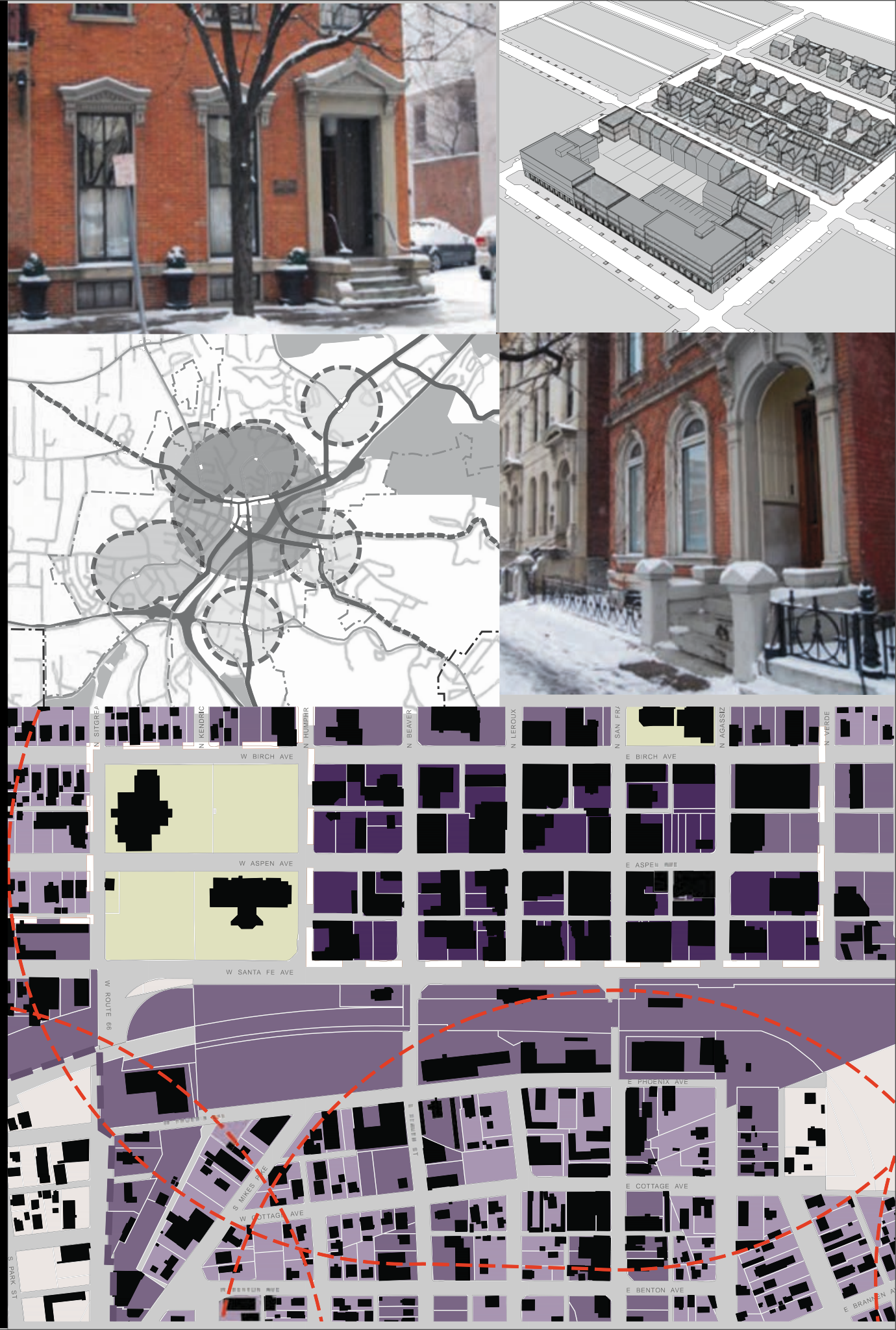


The City of Cincinnati, Ohio: Approach to Form-Based Code Application

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Planning Commission Workshop
April 30, 2010





Roasted Daily



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4011 Hudson Avenue
Cincinnati, Ohio 45221

Presentation Overview

1. Process to date (5 min)
2. What is a Form-Based Code? (15 min)
3. Focus Neighborhoods: General Assessment & Mapping (5 min)
4. General notes (5 min)
 - a. Open discussion (15 min)
5. Preferred approach option (20 min)
 - a. Open discussion (20 min)
6. Options for how to plug the FBC into your zoning code (10 min)
 - a. Open discussion (20 min)



1 Process to Date

Form-Based Code Preferred Approach

2 What is a Form-Based Code?

Form-Based Code Preferred Approach

Form-Based Code Definition

"Form-based codes foster 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. They are regulations, not mere guidelines. They are adopted into city or county law. Form-based codes are an alternative to conventional zoning."

Form-Based Code Institute



Why Is Form More Important Than Use or Density?



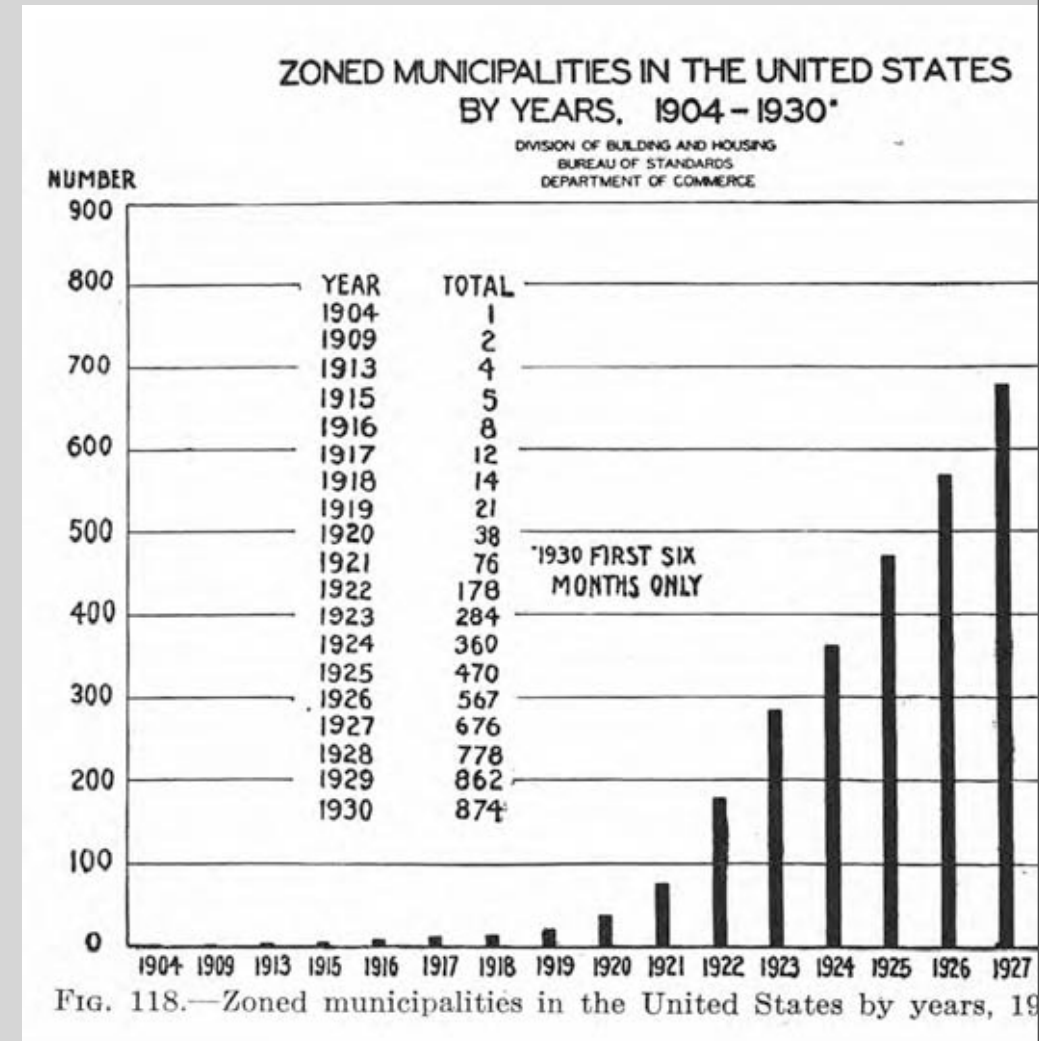
Cincinnati Form-Based Code Application

Preferred Approach



How Are FBCs Being Used?

1. Downtown Master Plans
2. Transit-Oriented Development
3. Corridor Revitalization Plans
4. Neighborhood Revitalization Plans
5. Specific Plan Development Standards
6. Historic Resource Preservation Planning
7. Greyfield Redevelopment
8. University/Community Interface Plans
9. Subdivision Ordinances
10. Complete Development Code Updates
11. Model Codes
12. General Plan Updates
13. Regional Plan Implementation



Form-Based Code Components

1. Regulating Plan
2. Building Form Standards
3. Public Space Standards
(Thoroughfares & Civic Spaces)
4. Frontage Type Standards
5. Block and Lot Subdivision Standards
6. Building Type Standards
7. Sustainability Standards
8. Green Building Standards
9. Architecture & Landscape Architecture Standards



**Form-Based Code
defines this**



This is the architecture

The Regulating Plan



Regulating Places, Not Uses



Benicia Downtown Mixed-Use Master Plan (Opticos Design and Crawford, Multari & Clark)

Cincinnati Form-Based Code Application

Preferred Approach



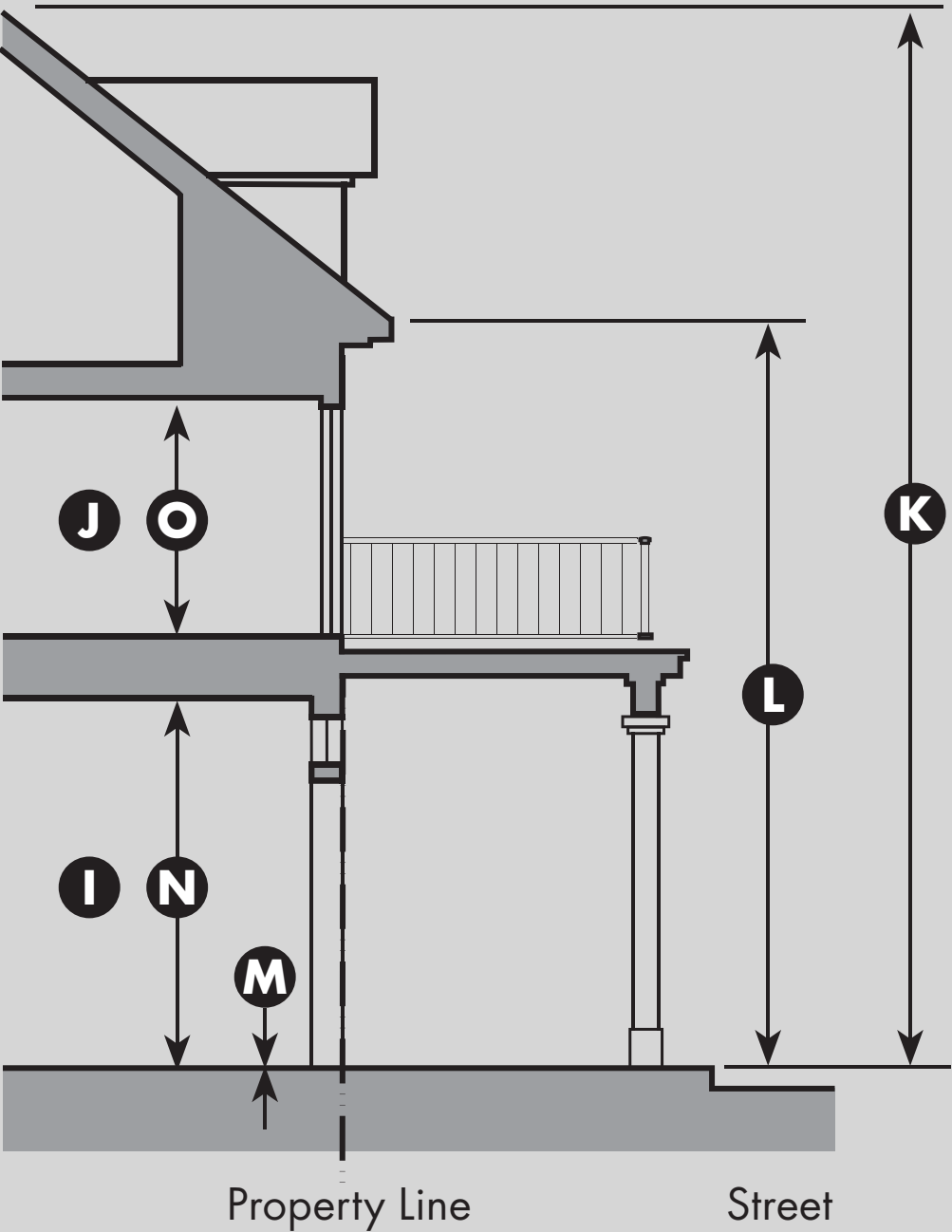
One Option: The Urban-to-Rural Transect



Building Form Standards



Graphic and Easy to Understand



Use

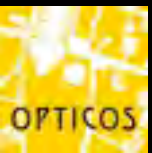
Ground Floor	Service, Retail, or Recreation, Education & Public Assembly*	I
Upper Floor(s)	Residential or Service*	J

*See Table 4.1 for specific uses. Ground floors that face the waterfront shall be nonresidential and shall not include parking, garages, or similar uses.

Height

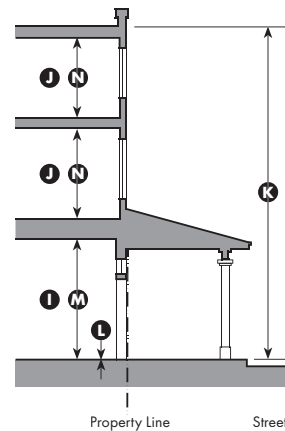
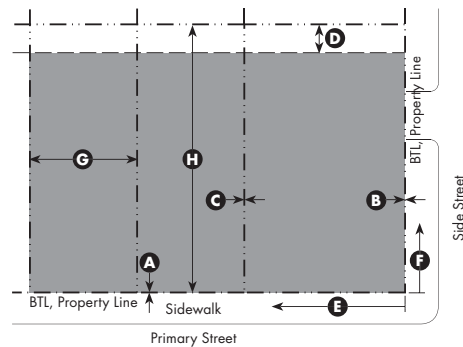
Building Min.	22'	K
Building Max.	2.5 stories and 40'	K
Max. to Eave/Top of Parapet	35'	L
Ancillary Building Max.	2 stories and 25'	
Finish Ground Floor Level	6" max. above sidewalk	M
First Floor Ceiling Height	12' min. clear	N
Upper Floor(s) Ceiling Height	8' min. clear.	O

Benicia Downtown Mixed-Use Master Plan (Opticos Design and Crawford, Multari & Clark)



Building Form Standards: 4-Page Template

17.21.050 - Neighborhood Center (NC) Standards



Key

- Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area

Building Placement

Build-to Line (Distance from Property Line)

Front	0'	A
Side Street, corner lot	0'	B

Setback

Side	0'	C
------	----	----------

Rear

Adjacent to residential	10'	D
Adjacent to any other use	5'	D

Building Form

Primary Street built to BTL	80% min.*	E
Side Street, Corner Lot built to BTL	30% min.*	F
Lot Width	75' max.	G
Lot Depth	150' max.	H

* Street facades must be built to BTL within 30' of every corner.

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.

Use

Ground Floor	Service, Retail, or Recreation, Education & Public Assembly*	I
Upper Floor(s)	Residential or Service*	J

*See Table 2.2 for specific uses.

Height

Building Minimum	16'	K
Building Maximum	3 stories*	K
Finish Ground Floor Level	12" max. above sidewalk	L
First Floor Ceiling Height	12' min. clear	M
Upper Floor(s) Ceiling Height	8' min. clear	N

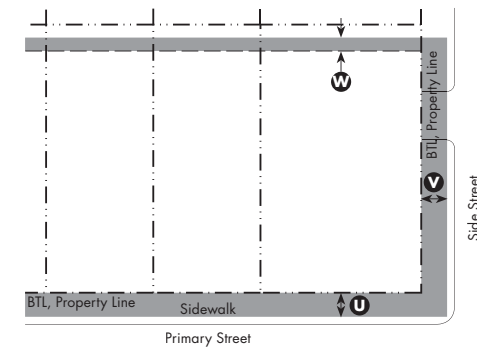
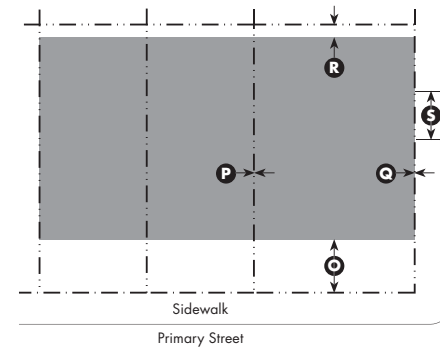
*4 stories for approved affordable and/or senior housing

Notes

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.



Key

- Property Line
- Setback Line
- Parking Area
- Build-to Line (BTL)
- Encroachment Area

Parking

Location (Distance from Property Line)

Front Setback	20'	O
Side Setback	0'	P
Side Street Setback	5'	Q
Rear Setback	5'	R

Required Spaces

Ground Floor	No off-street parking required	
Uses < 3,000 sf	No off-street parking required	
Uses > 3,000 sf	1 space/500 sf	

Upper Floor(s)

Residential uses	1 space/unit; .5 space/studio
Other uses	1 space/300 sf

Notes

Parking Drive Width 15' max. **S**

On corner lots, parking drive shall not be located on primary street. **T**

Shared drives are encouraged between adjacent lots to minimize curb cuts along the street.

Parking may be provided off-site within 1,300' or as shared parking.

Bicycle parking must be provided and in a secure environment. See Chapter 17.36 for further parking specifications.

Encroachments

Location

Front	12' max.	U
Side Street	8' max.	V
Rear	4' max.	W

Notes

Canopies, Awnings, and Balconies may encroach over the BTL on the street sides 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.

Frontage Types

Canopies	
Clearance	1' min. back from curb line
Height	9' min. clear, 2 stories max.
Awnings	
Depth	10' max.
Forecourts	
Depth	20' min., not to exceed width
Width	20' min., 50% of lot width max.



Building Form Standards: 4-Page Template

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

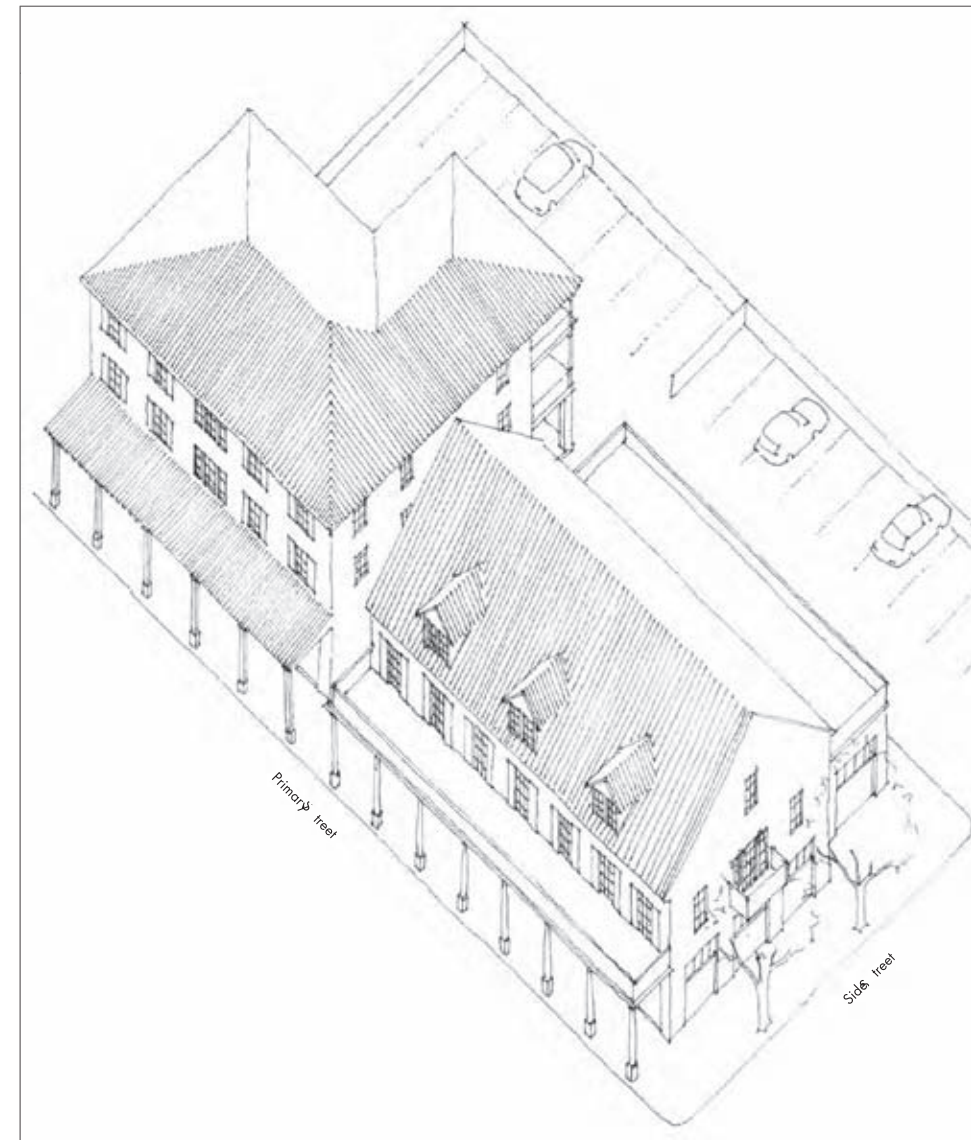
Land Use Type ¹	Permit Required	Specific Use Regulations	Land Use Type ¹	Permit Required	Specific Use Regulations
Recreation, Education & Public Assembly			Retail		
Commercial recreation facility:	MUP		Bar, tavern, night club	UP	
Indoor			General retail, except with any of the following features:	P	
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 ²		Neighborhood market	MUP	
Studio: Art, dance, martial arts, music, etc.	P		Restaurant, café, coffee shop	MUP	
Residential			Services: Business, Financial, Professional		
Home Occupation	P ²	17.44.100	ATM	P	
Mixed use project residential component	P ²	17.44.140	Bank, financial services	P	
Residential accessory use or structure	P ²	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	
			Services: General		
			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	
			Transportation, Communications, Infrastructure		
			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

¹ A definition of each listed use type is in Article 10 (Glossary).

² Allowed only on second or upper floors, or behind ground floor use.



Examples of buildings in a Neighborhood Center area.



A Simplified Approach to Use

Retail

Bar, tavern, night club	UP
General retail, except with any of the following features:	P
Alcoholic beverage sales	MUP
Floor area over 10,000 sf	UP
On-site production of items sold	MUP
Operating between 9pm and 7am	UP
Neighborhood market	MUP
Restaurant, café, coffee shop	MUP

Services: Business, Financial, Professional

ATM	P
Bank, financial services	P
Business support service	P
Medical services: Clinic, urgent care	MUP
Medical services: Doctor office	P
Medical services: Extended care	UP
Office: Business, service	P
Office: Professional, administrative	P

Services: General

Key

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

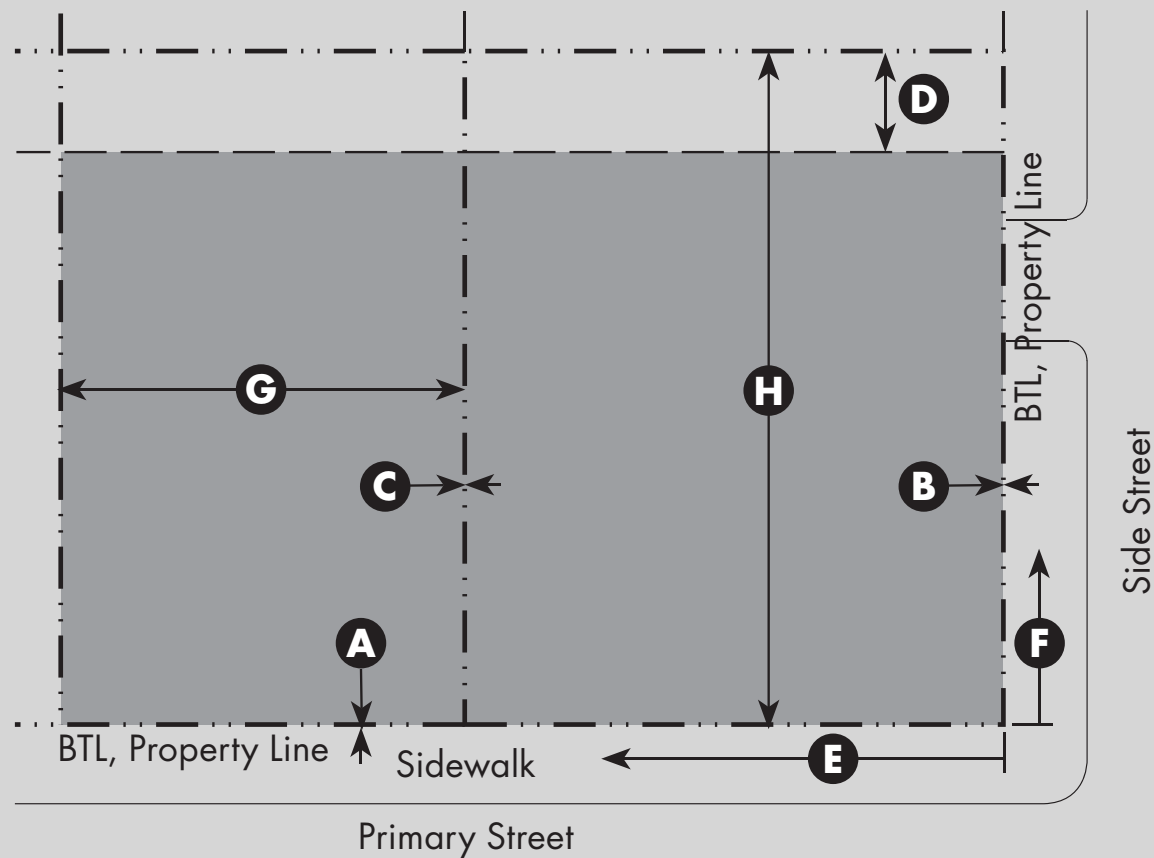
End Notes

¹ A definition of each listed use type is in Article 10 (Glossary).

² Allowed only on second or upper floors, or behind ground floor use.



Prescriptive & easy to use



Key

- Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area

Building Placement

Build-to Line (Distance from Property Line)

Front	0'	A
Side Street	0'	B

Setback (Distance from Property Line)

Side	0'	C
Rear		
Adjacent to NG Zone	8'	D
Adjacent to any other Zone	5'	D

Building Form

Primary Street Façade built to BTL	80% min.*	E
Side Street Façade built to BTL	30% min.*	F
Lot Width	125' max.	G
Lot Depth	100' max.	H

*Street façades must be built to BTL along first 30' from every corner.

Public Space Standards: Thoroughfares and Civic Spaces



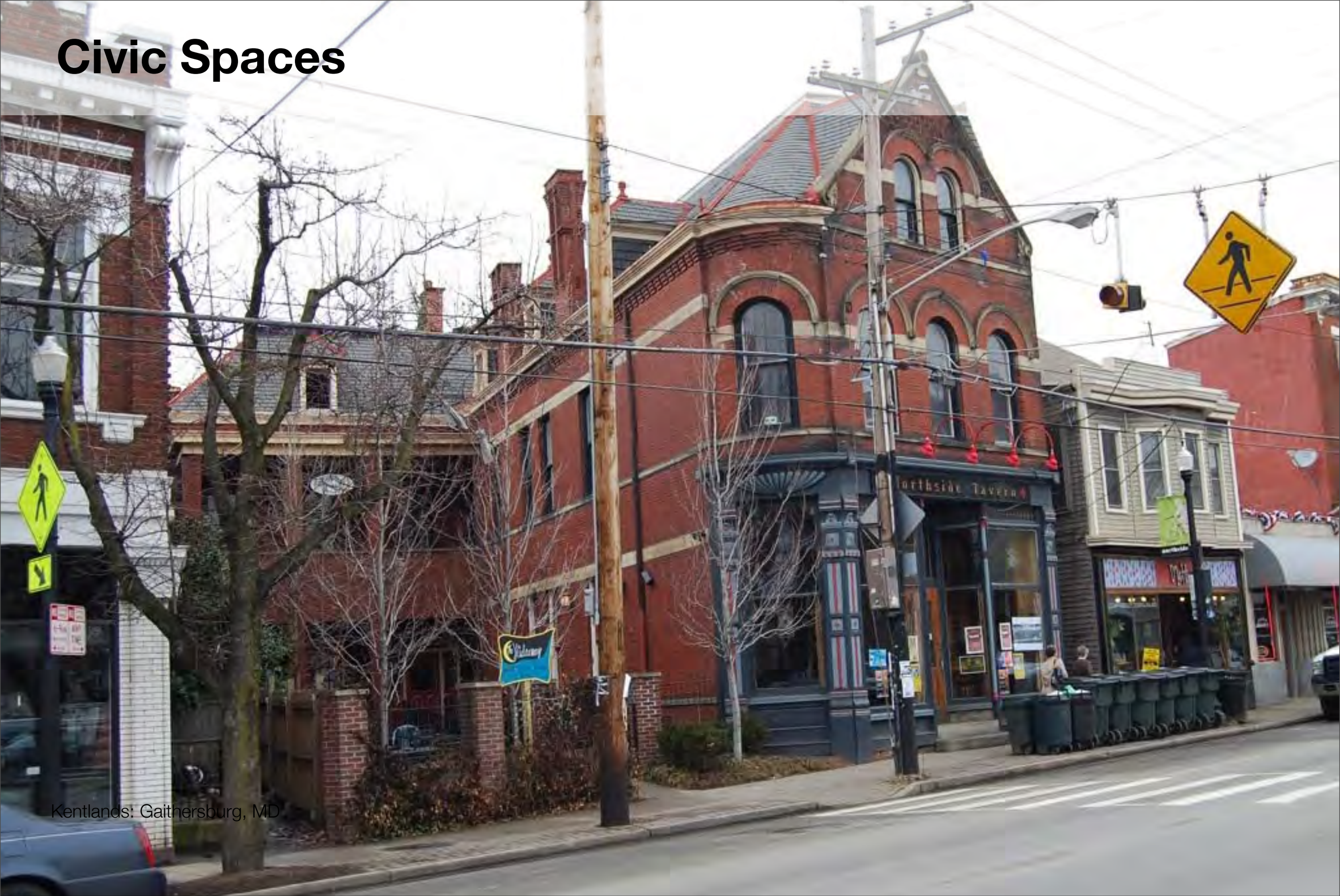
Civic Spaces



Kentlands, Gaithersburg, MD



Civic Spaces



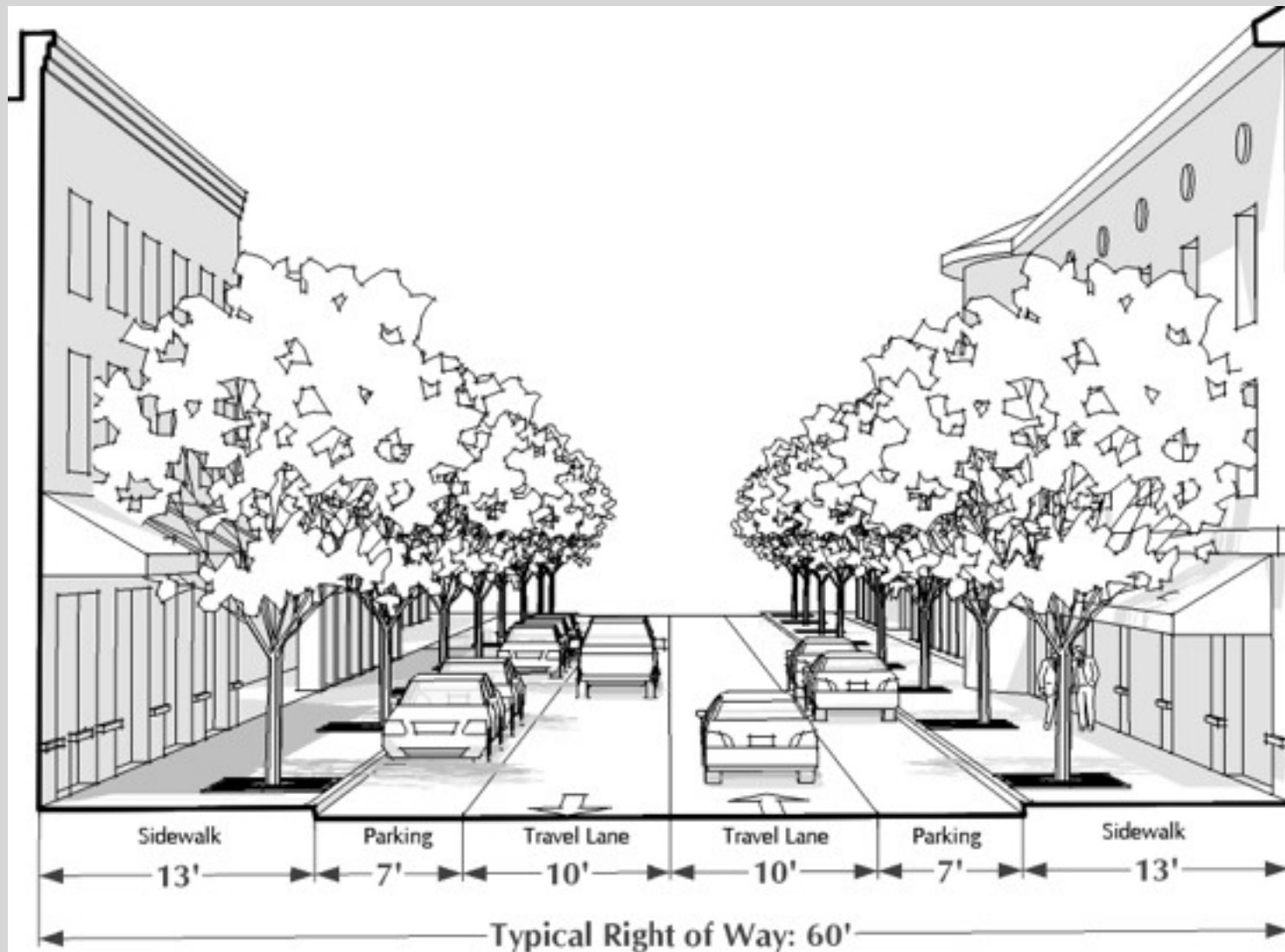
Kentlands: Gaithersburg, MD



Thoroughfare Standards: Good Places Need Good Streets



Thoroughfare Standards



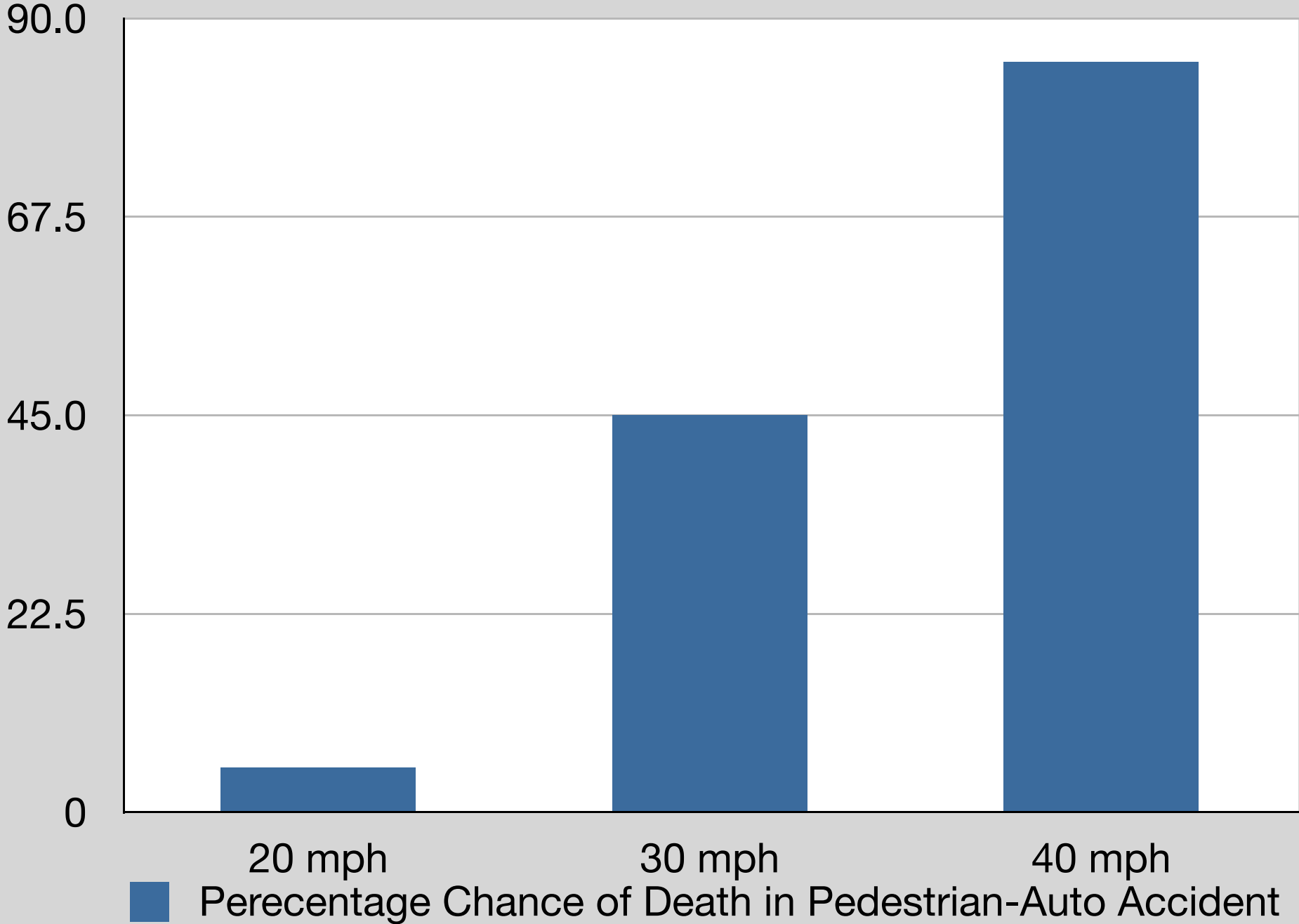
Design Standards

Design Speed:	20 mph
R.O.W. Width:	56'
Width of paving:	36'
On-Street Parking:	8'
Travel Lane Width:	10'
Bicycle Lane Width:	N/A
Drainage Type:	Open
Width of Sidewalk:	5' (typical)
Sidewalk Easement:	N/A
Width of Planter:	5' (typical)
Type of Trees:	Medium
Spacing of Trees:	40'

Sarasota County, Florida (Dover Kohl & Spikowski Planning Associates)

Pedestrian Safety and Street Width

Chart 3



Source: National Highway Traffic Association and the Insurance Institute for Highway Safety.



Frontage Types



Frontages: Reinforcing Unique Character of Place



Cincinnati Form-Based Code Application

Preferred Approach



Building Types



Building Type Palette

Live/Work



Commercial Block



Detached Single-Unit



Building Type Palette

Bungalow Court



Townhouse



Duplex, Triplex,
Fourplex



Live-Work



Rowhouses



Missing Middle Residential



Cincinnati Form-Based Code Application

Preferred Approach



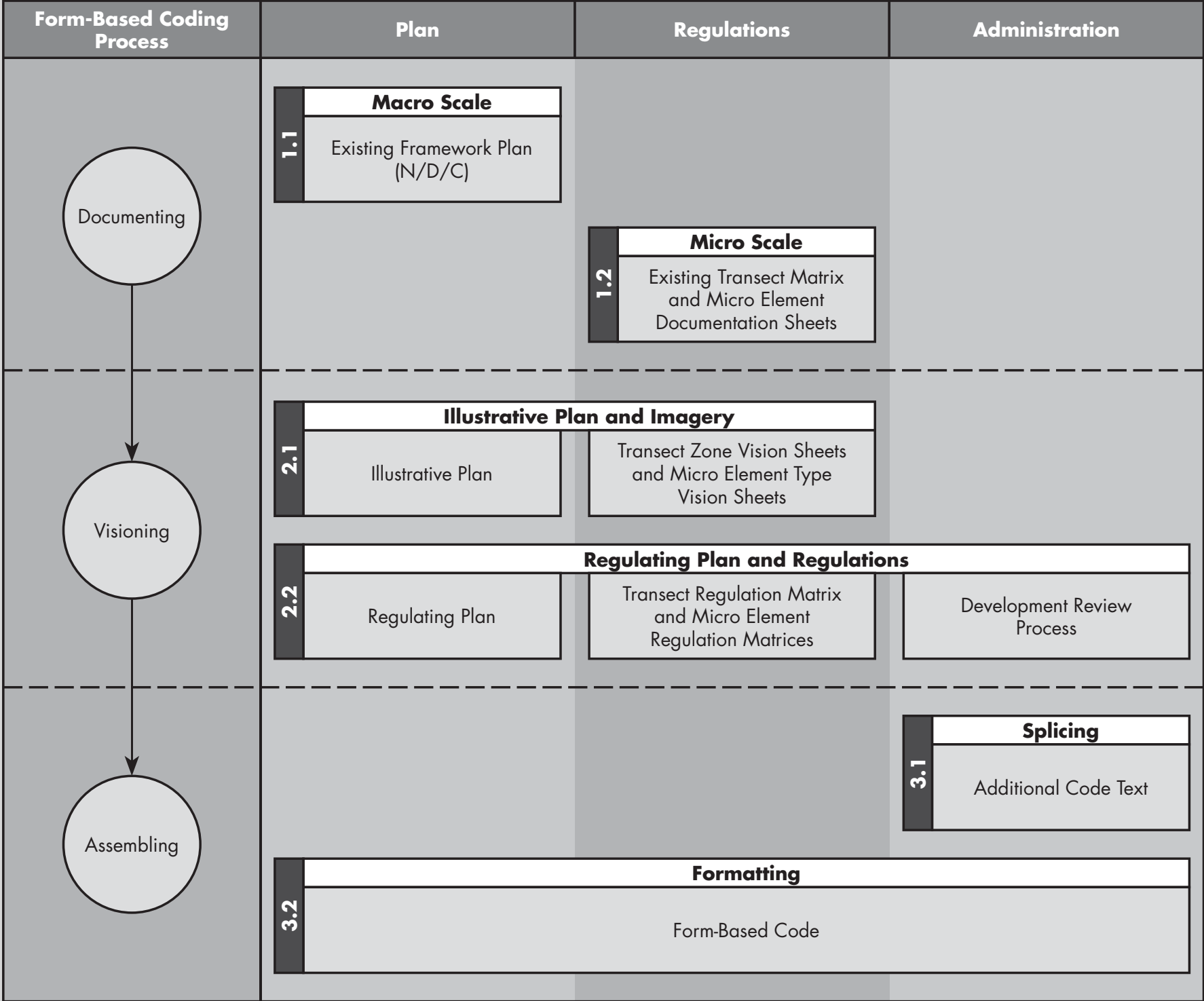
Missing Middle Residential



Form-Based Code Process

Three Important Steps

Process



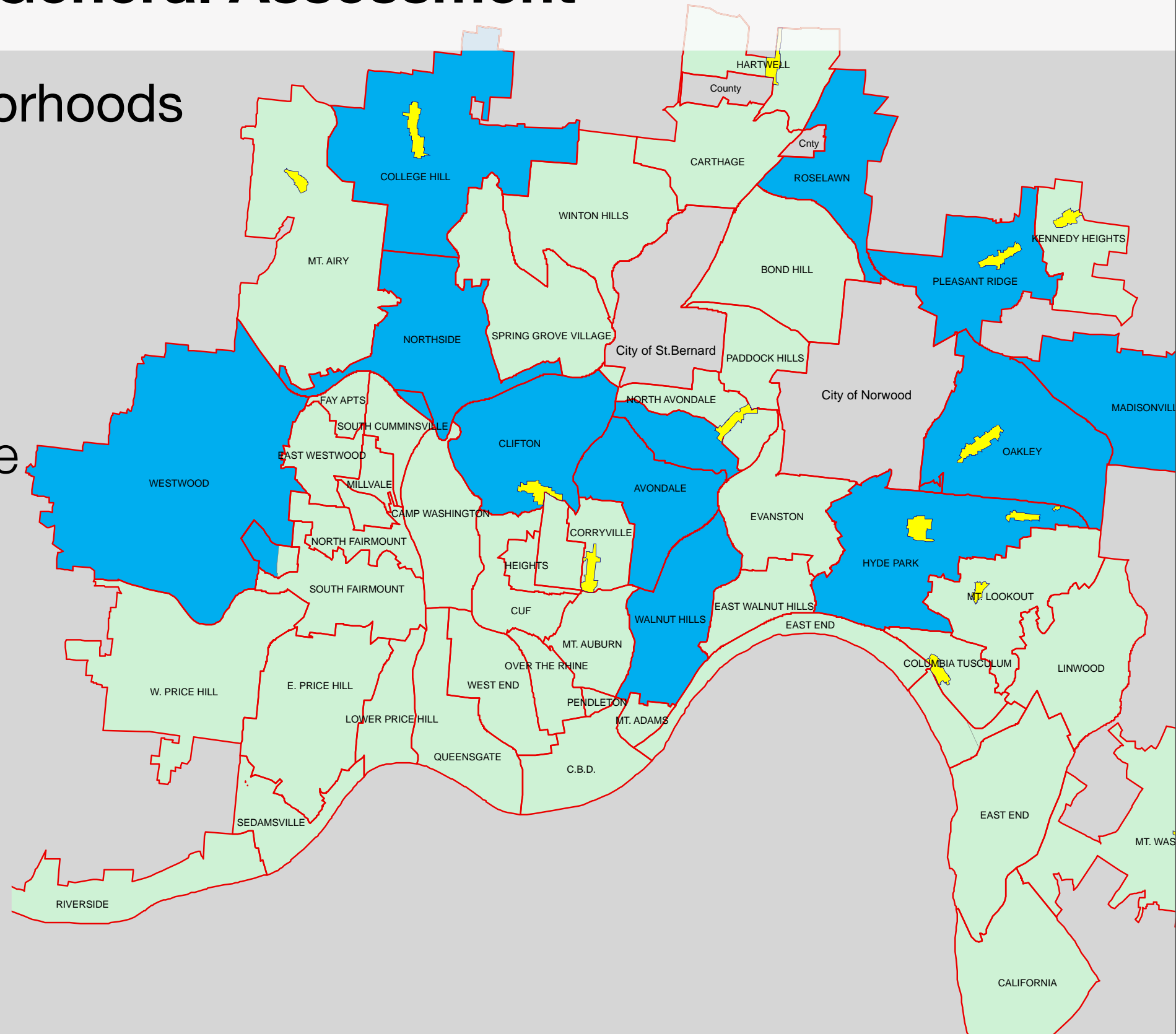
3 Focus Neighborhoods: General Analysis and Mapping

Form-Based Code Approach Options

Neighborhoods: General Assessment

Initial Focus Neighborhoods

1. Avondale
2. Clifton
3. College Hill
4. Hyde Park East
5. Hyde Park Square
6. Madisonville
7. Northside
8. Oakley Square
9. O'Bryonville
10. Pleasant Ridge
11. Roselawn
12. Walnut Hills
13. Westwood



Avondale

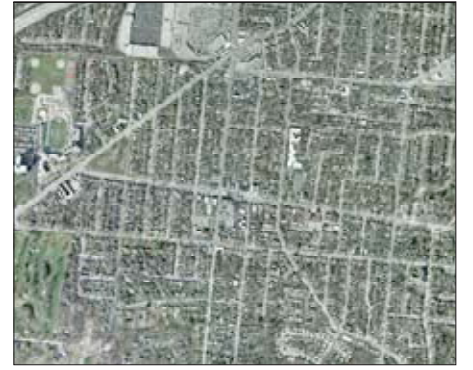
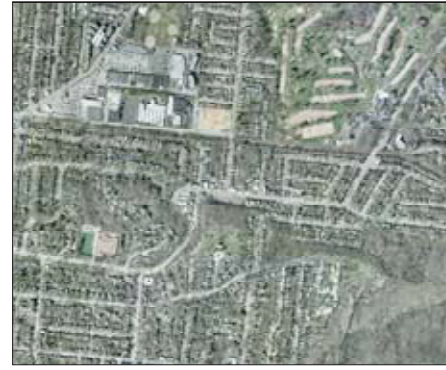
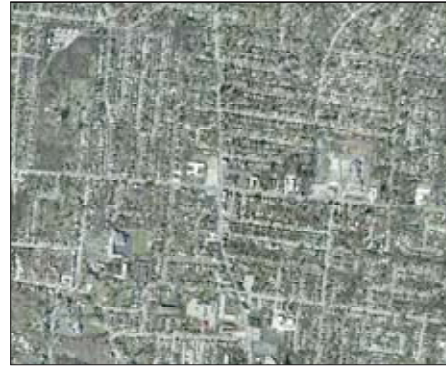
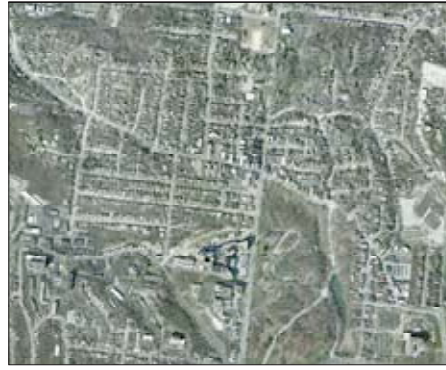
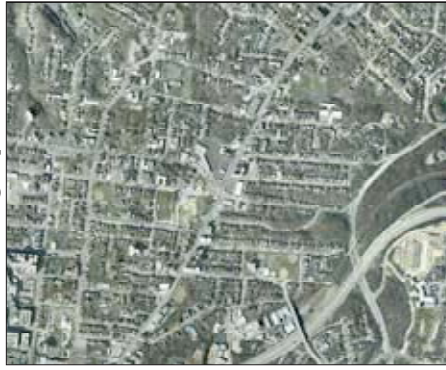
Clifton

College Hill

Hyde Park East

Hyde Park Square

Aerial Photograph



Transportation Network

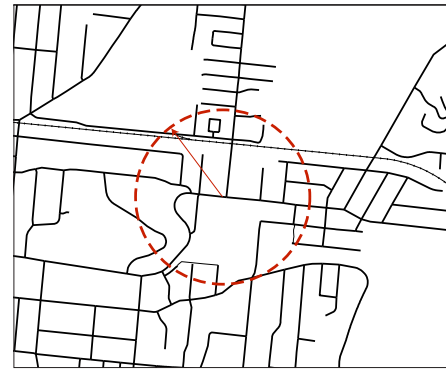
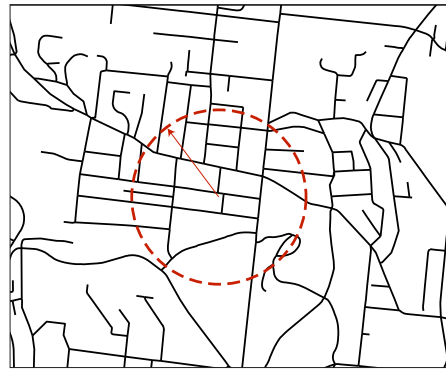
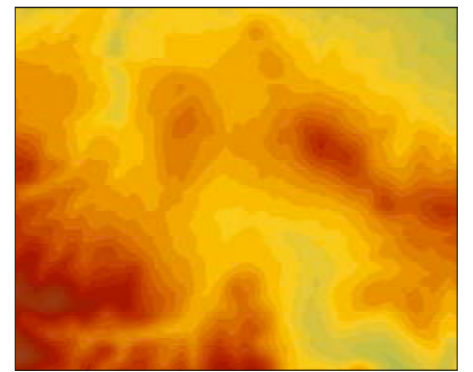
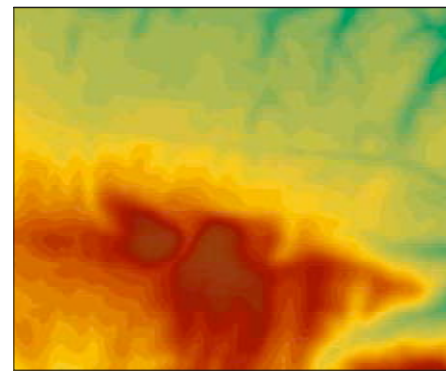
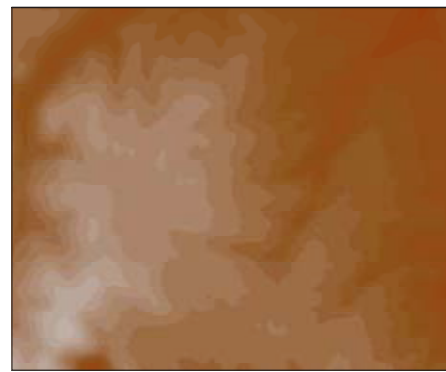
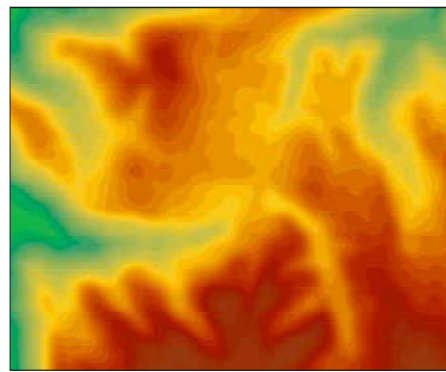
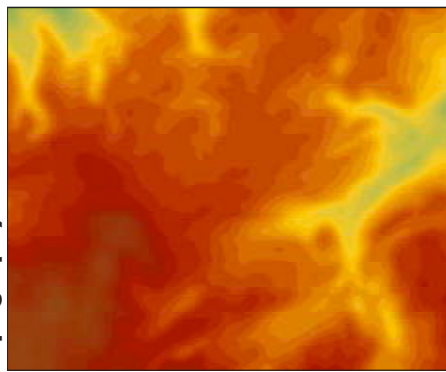


Figure Ground



Topography



Madisonville

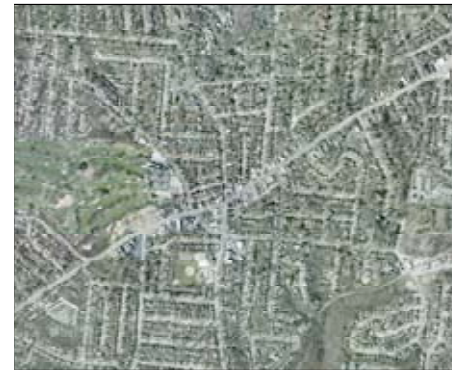
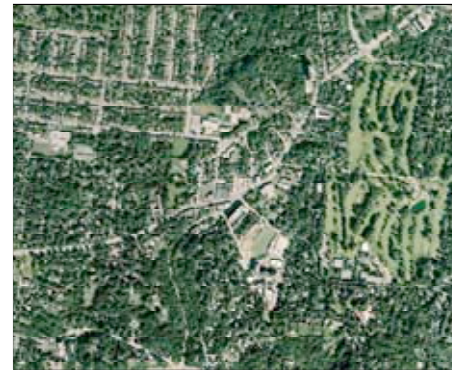
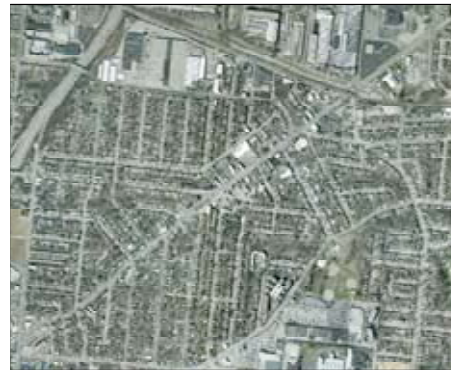
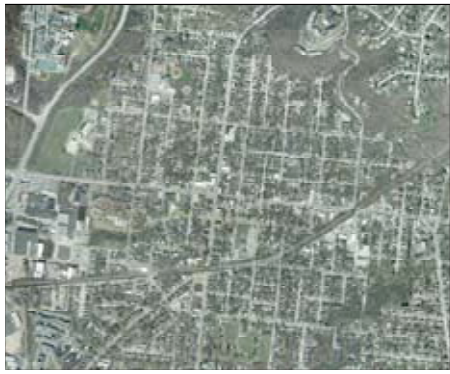
Northside

Oakley Square

O'Bryonville

Pleasant Ridge

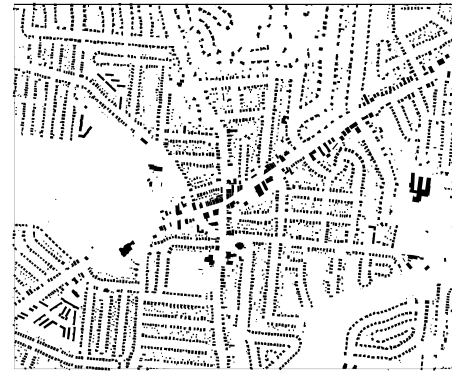
Aerial Photograph



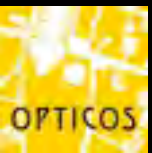
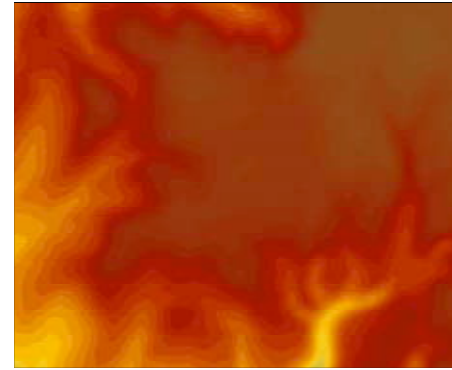
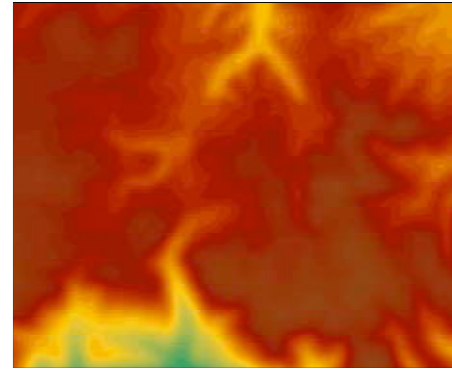
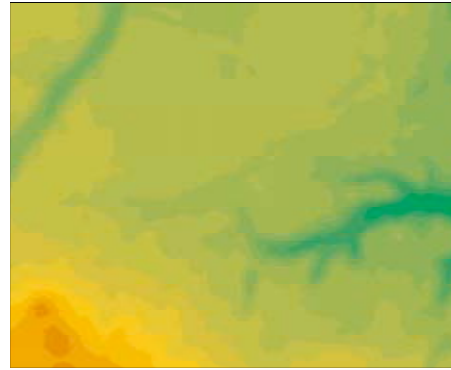
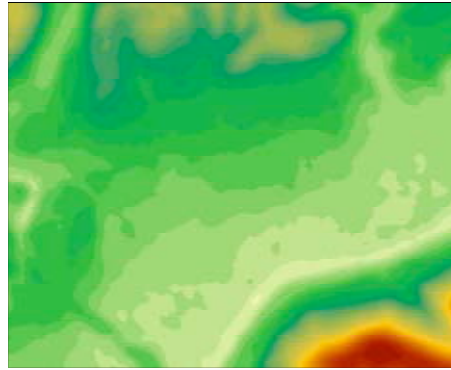
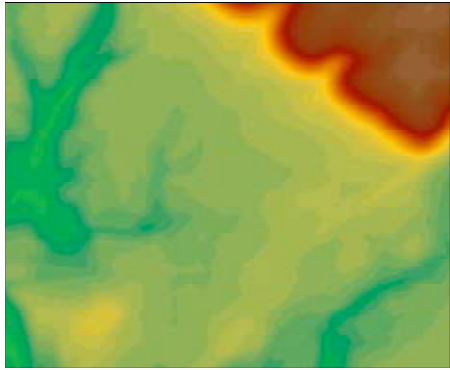
Transportation Network

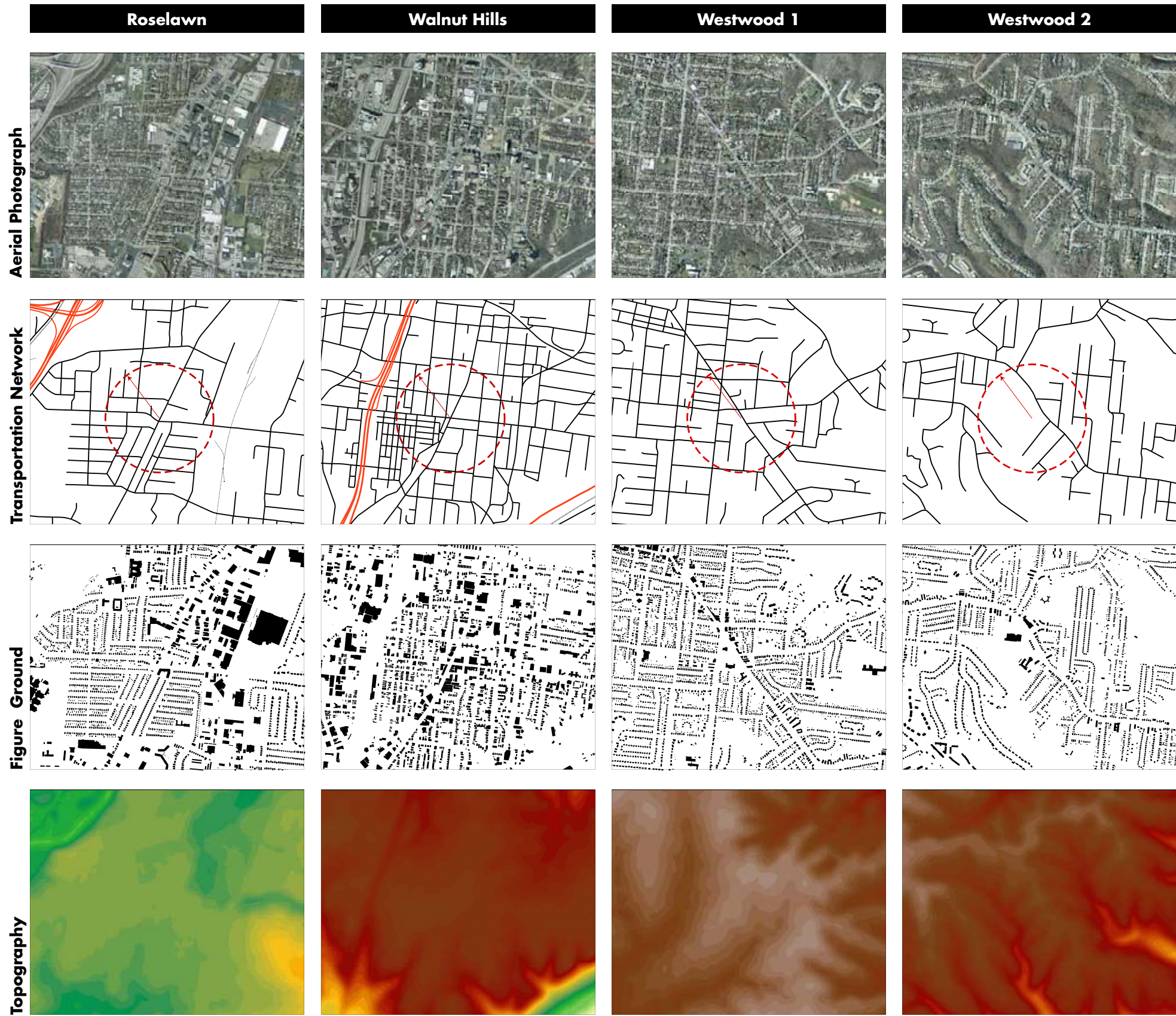


Figure Ground



Topography

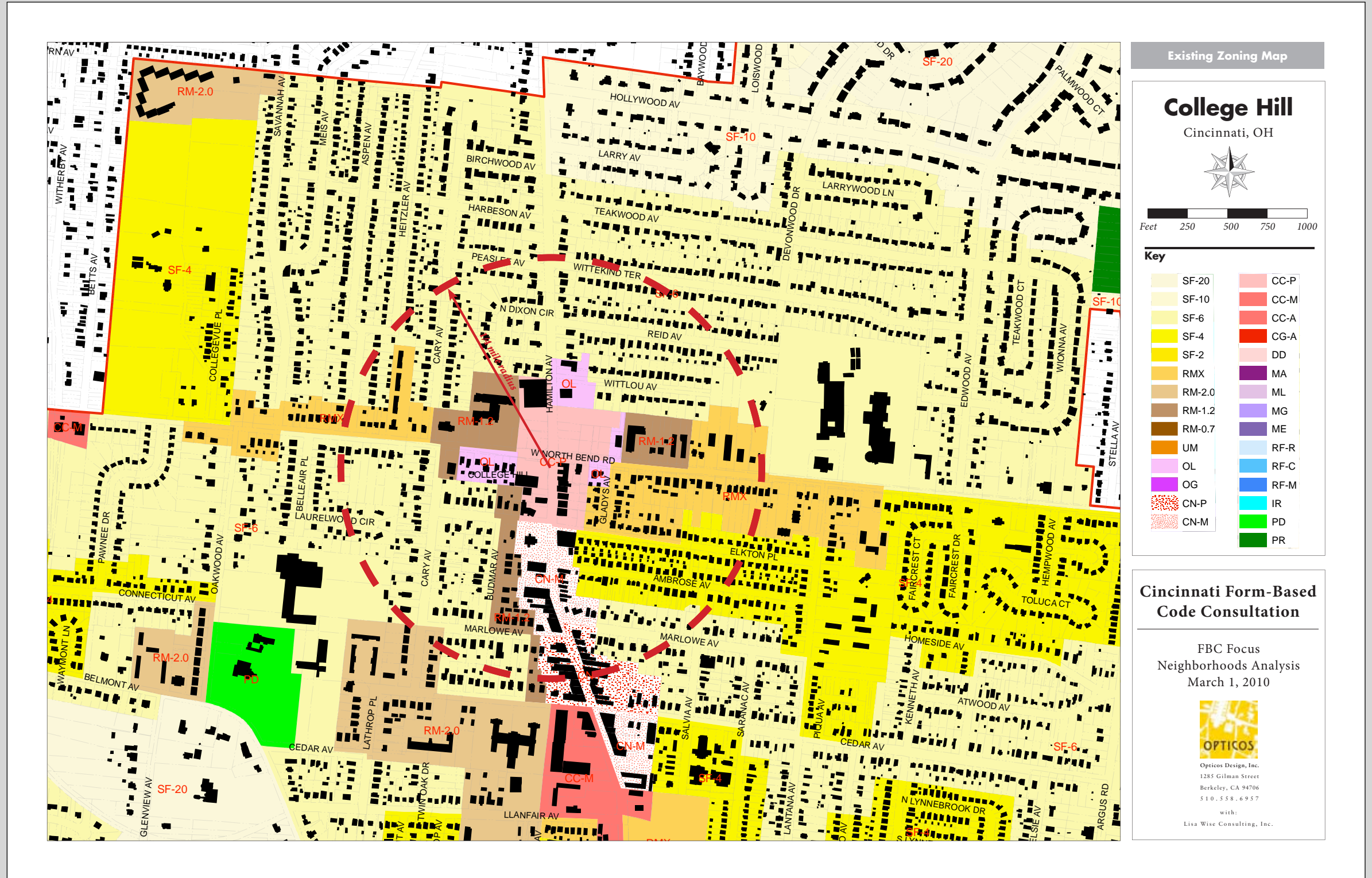




College Hill: General Character



College Hill: Existing Zoning & Figure Ground



Cincinnati Form-Based Code Application

Preferred Approach



College Hill: Overlays



Figure Ground and Districts

College Hill

Cincinnati, OH

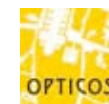


Key

- Urban Design Districts
- Neighborhood Business Districts
- Both UDD and NBD

Cincinnati Form-Based Code Consultation

FBC Focus
Neighborhoods Analysis
March 1, 2010



Opticos Design, Inc.
1285 Gilman Street
Berkeley, CA 94706
510.558.6957

with:
Lisa Wise Consulting, Inc.



College Hill: Connectivity



Street Network

College Hill

Cincinnati, OH

Feet 250 500 750 1000

Cincinnati Form-Based Code Consultation

FBC Focus
Neighborhoods Analysis
March 1, 2010

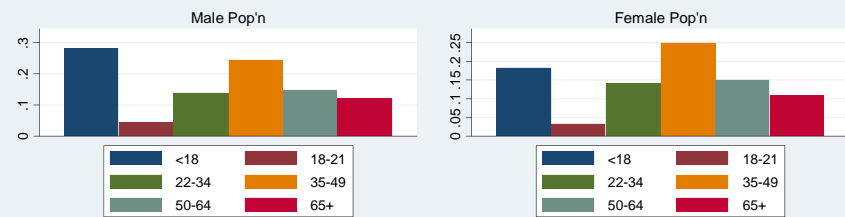
Opticos Design, Inc.
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Lisa Wise Consulting, Inc.



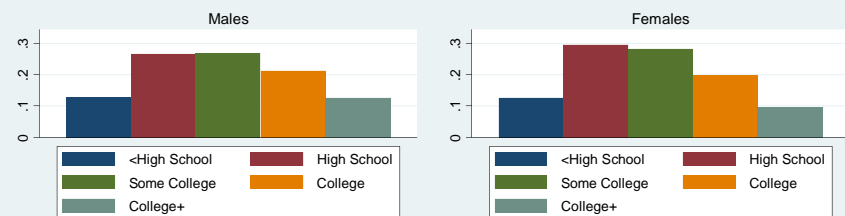
College Hill: Demographics

Age Distribution



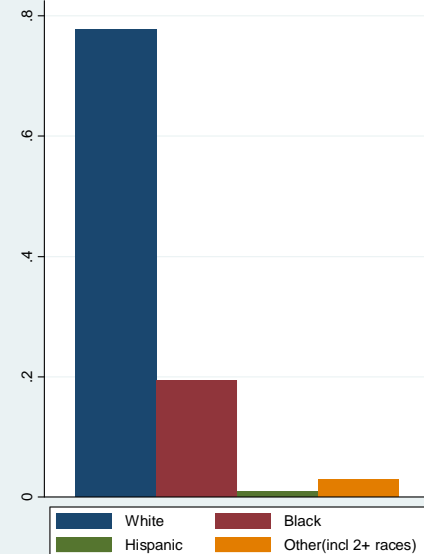
Source: 2000 Census SF3 files

Education Distribution of Pop'n Aged 25+



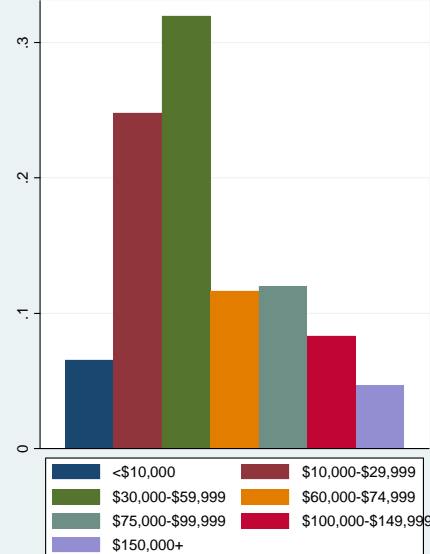
Source: 2000 Census SF3 files

Racial Composition



Source: 2000 Census SF3 files

Income Distribution of Households



Source: 2000 Census SF3 files

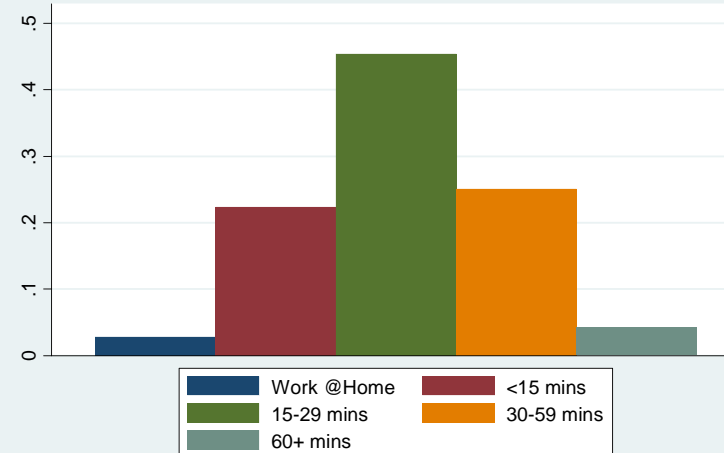
	Cincinnati PMSA	College Hill
Unemployment Rate		
Males	4.59%	3.54%
Females	4.57%	3.85%
Avg Household Size	2.34	2.26
% Households Below Poverty	10%	7%
Median Household Income (1999\$)	\$45,490.79	\$45,442.97

College Hill has both younger and older populations, with 33% of its male population (22% of its female population) under age 21. At the same time, men aged 50+ are 27% of males (26% of female population). Whites comprise 78% and Blacks 20%.

Poverty in College Hill is slightly below that of the Cincinnati metropolitan area. Median household income is also similar to the Cincinnati metro area, with about half of its households having incomes less than \$30,000. Unemployment is slightly below the Cincinnati metro area. While 13% among men and women aged 25+ have not completed high school, 61% among men and 58% among women have some college or more.

While almost half of all workers in College Hill have a commute of 15 to 29 minutes, the rest of its workers are evenly distributed with commutes less than 15 or greater than 30 minutes. Little more than 20% have commutes less than 15 minutes and 25% with 30 to 59 minute commutes.

Travel Time to Work for Workers Aged 16+



Source: 2000 Census SF3 files

³ Includes Census Tracts 81, 82.01, 82.02, 84, 111, 218.01, 221.02

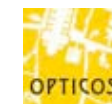
Neighborhood Overview

College Hill³

Cincinnati, OH

Cincinnati Form-Based Code Consultation

FBC Focus
Neighborhoods Analysis
March 1, 2010



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General Notes: Preparing for FBC Application

Form-Based Code Preferred Approach

Not all Focus Neighborhoods are Created Equal

1. Economic existing conditions
2. Physical existing conditions
3. Degree to change (or preservation) intended for each area
4. The size and number of opportunity sites within the focus areas



Neighborhood Main Streets: Primary Focus



Main Streets Lack Sense of Place or Reason to Stop



Do Not Compromise Walkability



Base Policy Decisions on Pedestrian-Oriented Nature

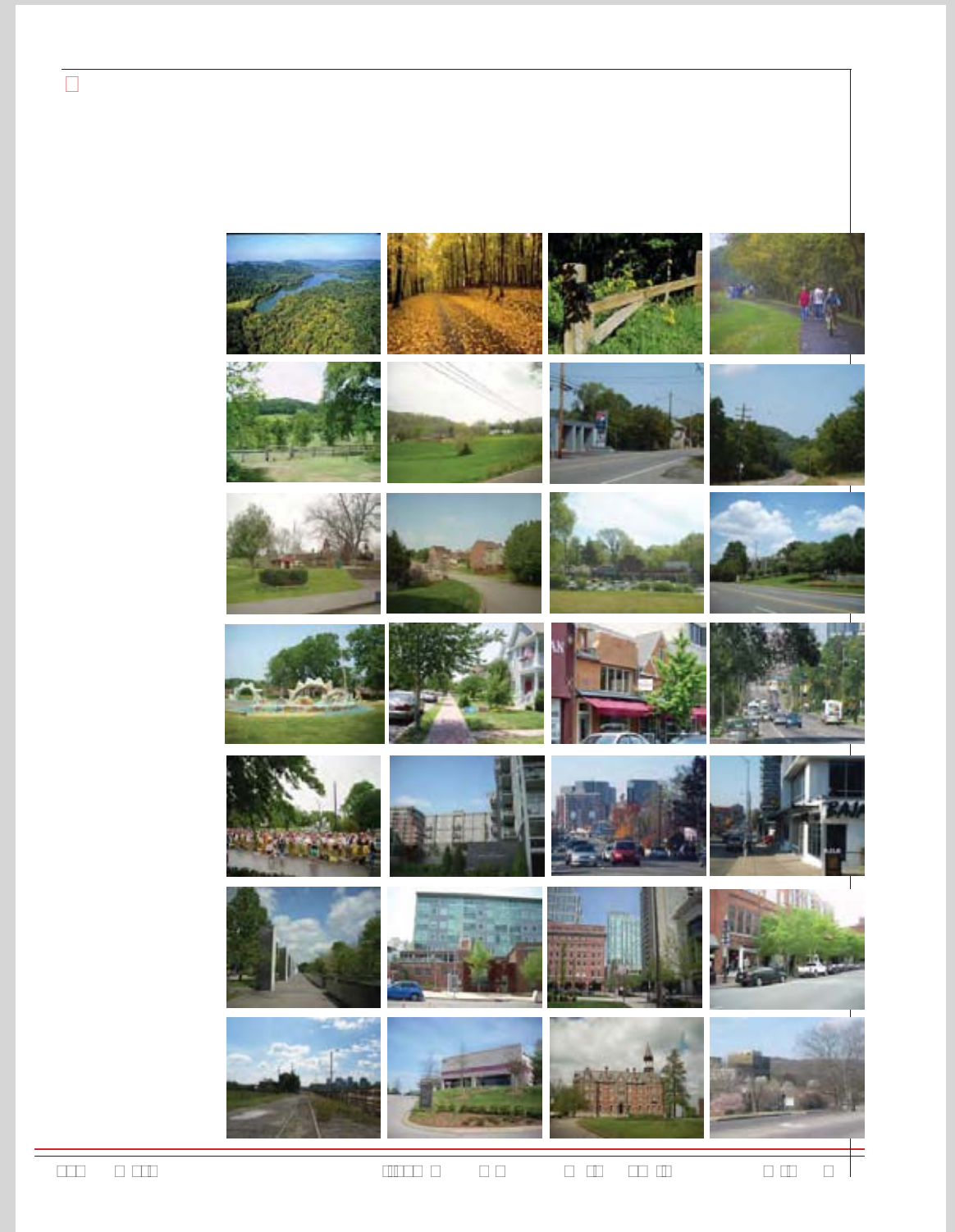
Policy decisions need to be made to balance or prioritize the desired pedestrian-oriented nature of these areas versus the flow of traffic through them



Integrate Comprehensive Plan and FBC Efforts

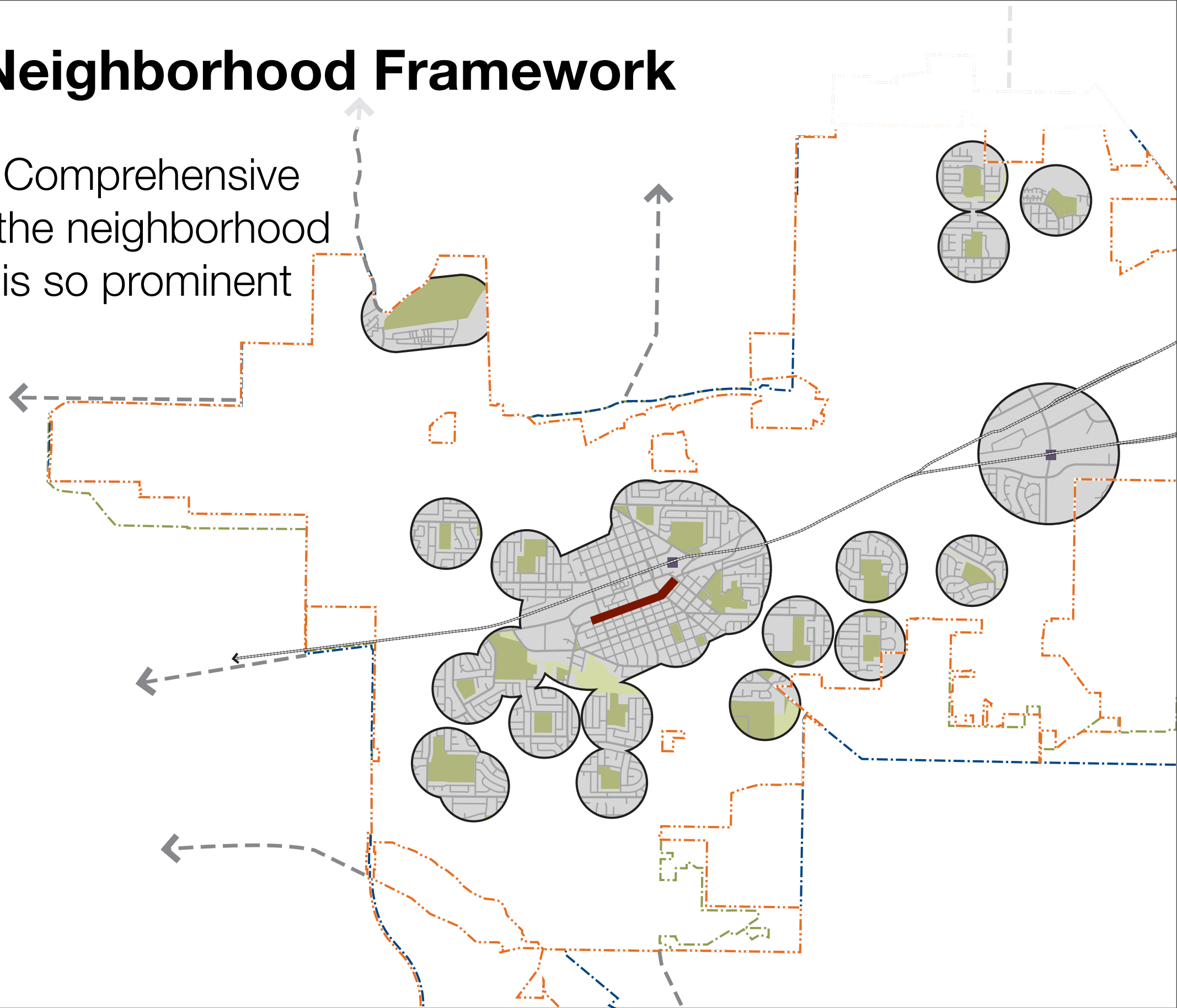
Tie these place-making elements together:

- Urban design
- Land use
- Transportation
- Housing elements



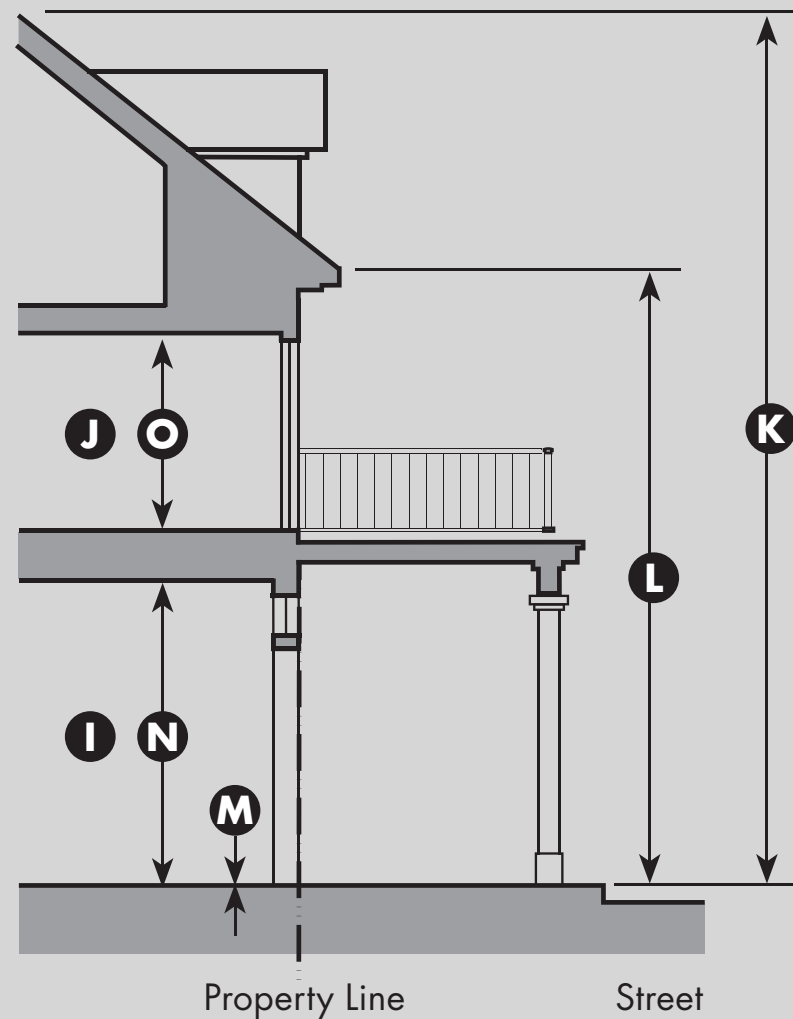
Reinforce Neighborhood Framework

Ensure that the Comprehensive Plan reinforces the neighborhood framework that is so prominent in Cincinnati



Integrate Comprehensive Plan and FBC Efforts

Introduce all Form-Based Code elements (Frontage types, building types, transect zones, etc.) in the Comprehensive Plan to establish a common vocabulary



Rural

T1

T2

T3

T4

T5

T6

Urban



Integrate Comprehensive Plan and FBC Efforts

Comprehensively assess neighborhood main streets (neighborhood business districts) from an economic and geographic standpoint



Integrate Comprehensive Plan and FBC Efforts

Classify each neighborhood by degree of change (preservation, evolution transformation) and general mix of Transect zones



Integrate Comprehensive Plan and FBC Efforts

1. Include implicit policy reinforcement of the FBC integration
2. Reinforce a collective effort and buy-in with all City staff



Include an Economic Consultant

1. Citywide retail assessment and strategy with focus on reinforcing and revitalizing neighborhood main streets
2. Determination of where are the best locations to allow auto-dependent retail and a targeted square footage amount in order to minimize impacts on neighborhood main streets
3. Commercial and residential market studies as necessary

Note: Probably should be part of Comprehensive Plan Process



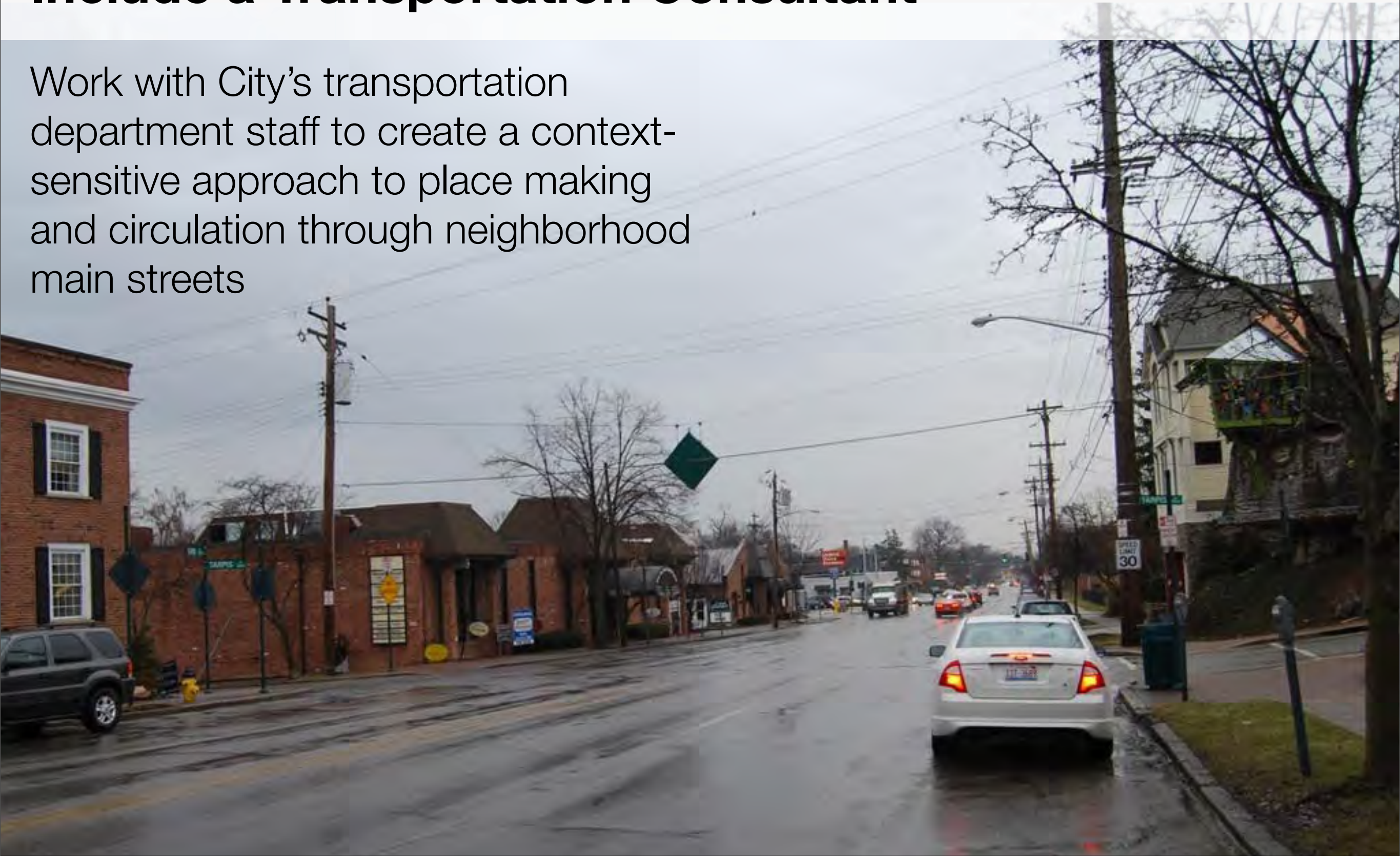
Include a Retail Consultant (Main Street Focus)

Retail Programming and management strategy (at a minimum for pilot main street(s))



Include a Transportation Consultant

Work with City's transportation department staff to create a context-sensitive approach to place making and circulation through neighborhood main streets



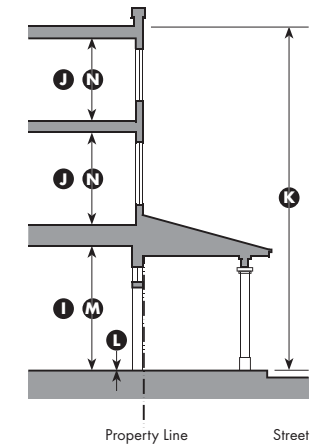
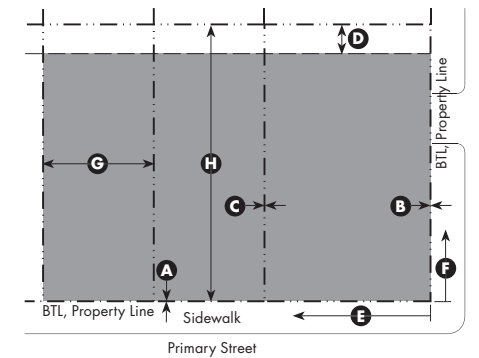
Note on Multi-Disciplinary Team

- This ground work may actually be more important than the Form-Based Coding itself relative to the revitalization of the main streets
- It will be difficult to find these consultants
- This economic work should be closely integrated with the economic work on the Comprehensive Plan

FBC Administration Should be Addressed Now

The City must think long term about staffing, implementation and administration to ensure long term effectiveness of FBC application

17.21.050 - Neighborhood Center (NC) Standards



Key

- Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area

Building Placement

Build-to Line (Distance from Property Line)

Front	0'	A
Side Street, corner lot	0'	B

Setback

Side	0'	C
Rear		
Adjacent to residential	10'	D
Adjacent to any other use	5'	D

Building Form

Primary Street built to BTL	80% min.*	E
Side Street, Corner Lot built to BTL	30% min.*	F
Lot Width	75' max.	G
Lot Depth	150' max.	H

* Street facades must be built to BTL within 30' of every corner.

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.

Use

Ground Floor	Service, Retail, or Recreation, Education & Public Assembly*	I
Upper Floor(s)	Residential or Service*	J

*See Table 2.2 for specific uses.

Height

Building Minimum	16'	K
Building Maximum	3 stories*	K
Finish Ground Floor Level	12" max. above sidewalk	L
First Floor Ceiling Height	12' min. clear	M
Upper Floor(s) Ceiling Height	8' min. clear	N

*4 stories for approved affordable and/or senior housing

Notes

- 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.



General Notes

1. Community, property owner, and developer/builder support is necessary for this process to be successful
2. Form-Based Codes should not be seen as the silver bullet, but rather an important component to a comprehensive strategy to help the selected areas meet their community goals



Questions and Discussion



5 The Proposed Process: Public Outreach, Vision Plans, and Form-Based Codes are Created and Applied to the Focus Neighborhoods

Form-Based Code Preferred Approach

Process Objectives

1. Select a process that provides **short-term, positive results** in select areas, but establishes a framework for the long-term application of Form-Based Coding throughout the City
2. Work actively with the **community, developers, stakeholders, and property owners** to guide the process and to build consensus to move the process forward
3. Consolidate focus areas as much as possible in order to **minimize the cost of the charrette process**, while ensuring this does not compromise the results



Process Objectives (cont'd)

4. Create a Form-Based Code and integrate it into the existing zoning code in a way that **enables easy future applications**, requiring only minor changes for application to other areas
5. Establish a **framework to enable City staff to implement future plans and codes** through the creation of an **Urban Design/ Form-Based Code Studio** within staff
 - a. Be sure **staff is engaged**
 - b. Create a **manual** to guide staff on future applications



Step 1: Initial Charrette and FBC Application

Three Steps:

1. Phase I: Pre-Charrette (Foundation)
2. Phase II: Charrette (Visioning and Testing)
3. Phase III: Post Charrette (Crafting the Document)



Phase 1: Pre-Charrette (Foundation)

Partial task list:

1. Project kick-off meeting in Cincinnati
2. Laying the groundwork for a successful charrette:
 - a. Neighborhoods to complete the to do list provided
 - b. Finalize the neighborhood documentation and determine the **degree of change for each neighborhood**



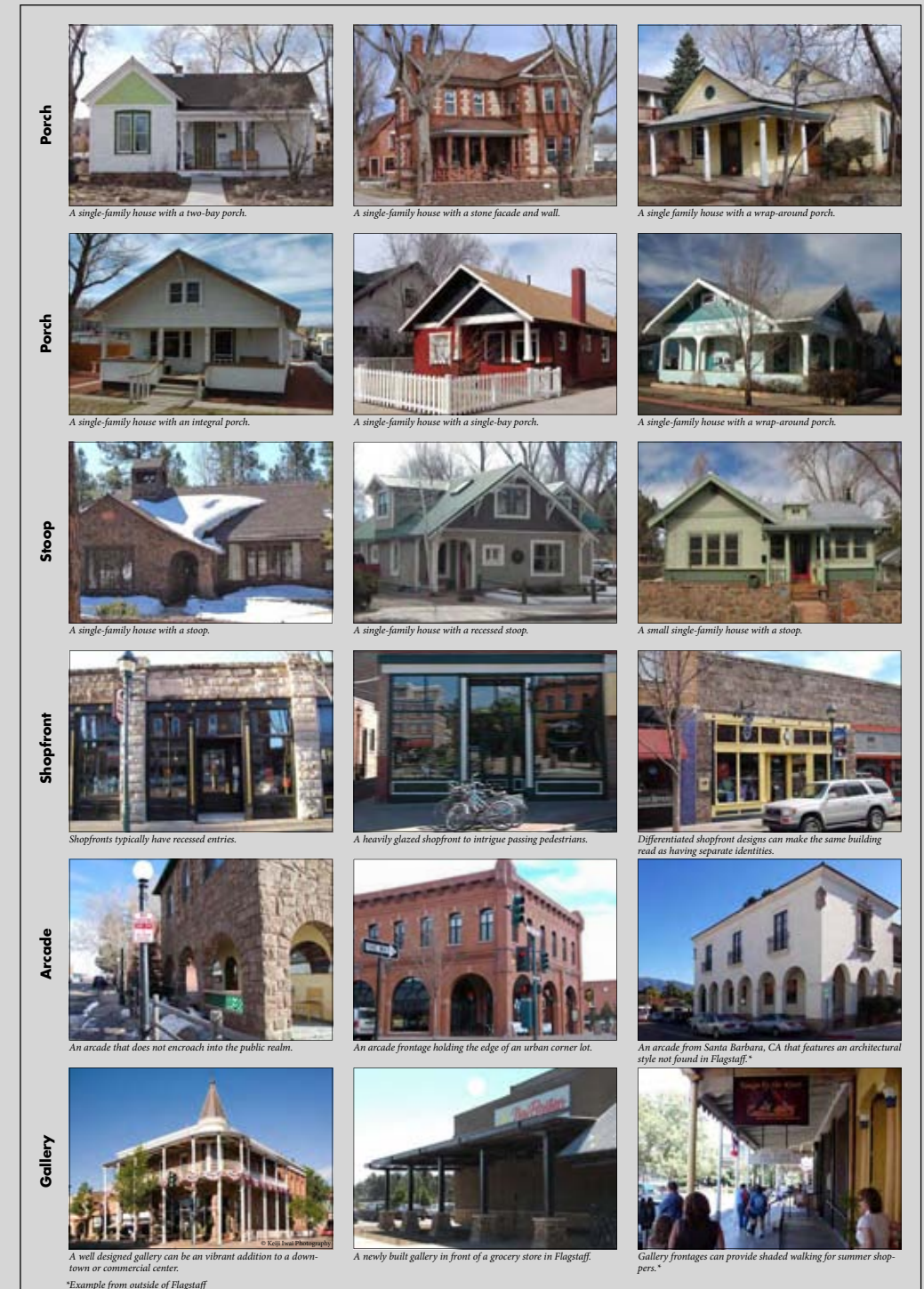
Phase 1: Pre-Charrette (Foundation)

3. Determine appropriate grouping of neighborhoods for subsequent charrettes
 - a. Provide lessons learned for future FBC application
 - b. Can likely complete all focus neighborhoods with three to four charrettes, assuming three to five focus neighborhoods are grouped per charrette based on complexity.



Phase 1: Pre-Charrette (Foundation)

4. Initial Public Workshop
 - a. Stakeholder interviews completed
 - b. Comments gathered from participants
 - c. Communication (web and mailings) about the charrette completed
5. Background studies completed (market, retail, circulations, etc.)
6. Charrette logistics planning
7. **Draft of Form-Based Code** completed (60-75% Draft)



Phase II: Charrette (Visioning and Testing)

4-Day Charrette					
	Monday	Tuesday	Wednesday	Thursday	Friday
8:00 AM					
9:00 AM		Team Meeting	Team Meeting	Team Meeting	Final Design & Code Production
10:00 AM		Open Studio Starts Meeting with Stakeholders as needed	Open Studio Starts Meet with Staff as needed	Open Studio Starts Meet with Staff as needed	
11:00 AM		Lunch brought in for team	Lunch brought in for team	Lunch brought in for team	Lunch brought in for team
12:00 PM		Brown Bag Lunch Presentation: Pedestrian-Oriented Street Design	Brown Bag Lunch Presentation: Form-Based Codes	Brown Bag Lunch Presentation: Main Street Retail	
1:00 PM					
2:00 PM		1:30 - 3:30 Meetings with Staff: Code discussions Street network and design	Transportation and Traffic Meeting	Meeting with stakeholder groups as needed	
3:00 PM				Studio Closed to public	
4:00 PM	Team Arrives Studio Setup			Team Meeting	Review presentation with staff
5:00 PM	Setup for presentation			Design & Code Production	Setup for presentation/ Clean up studio
6:00 PM	Opening Presentation	Public Open House	Public Open House		Closing Presentation
7:00 PM	Dinner brought to Studio space	Dinner brought to Studio space	Team dinner out	Dinner brought to Studio space	Team dinner / debriefing
8:00 PM				Late Night Studio Work	

Opening Presentation	Studio Open to Public
Brown Bag Lunch Open to Public	Studio Closed to Public
Public Open House	



What Completed: Establish Community Support



Cincinnati Form-Based Code Application

Preferred Approach



What Completed: Detailed Vision Plan



Testing and Refinements to FBC Regulations

Building Placement

Build-to Line (Distance from Property Line)

Front 0' **(A)**

Side Street, corner lot 0' **(B)**

Setback

Side 0' **(C)**

Rear

Adjacent to residential 10' **(D)**

Adjacent to any other use 5' **(D)**

Building Form

Primary Street built to BTL 80% min.* **(E)**

Side Street, Corner Lot built to BTL 30% min.* **(F)**

Lot Width 75' max. **(G)**

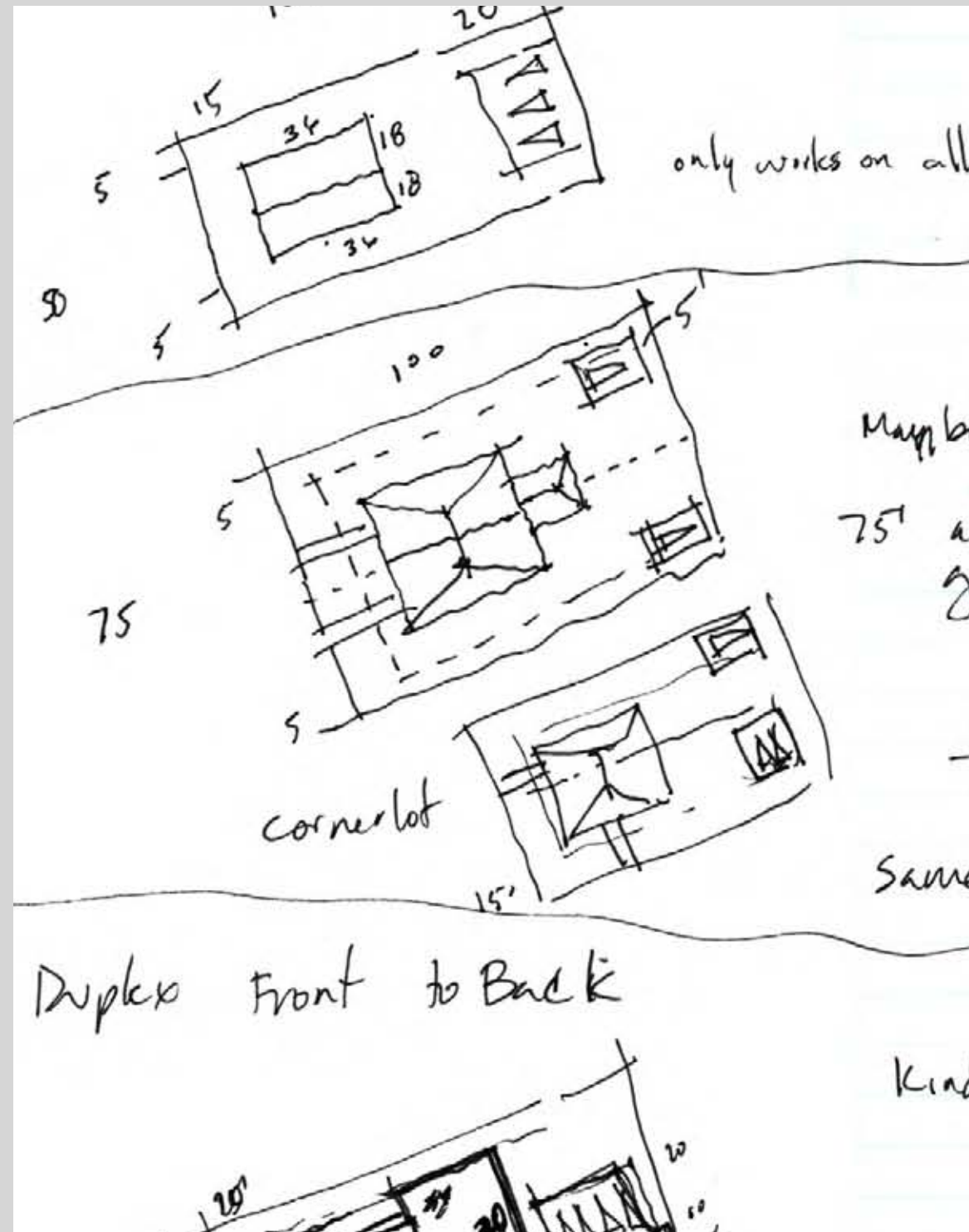
Lot Depth 150' max. **(H)**

* Street facades must be built to BTL within 30' of every corner.

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.



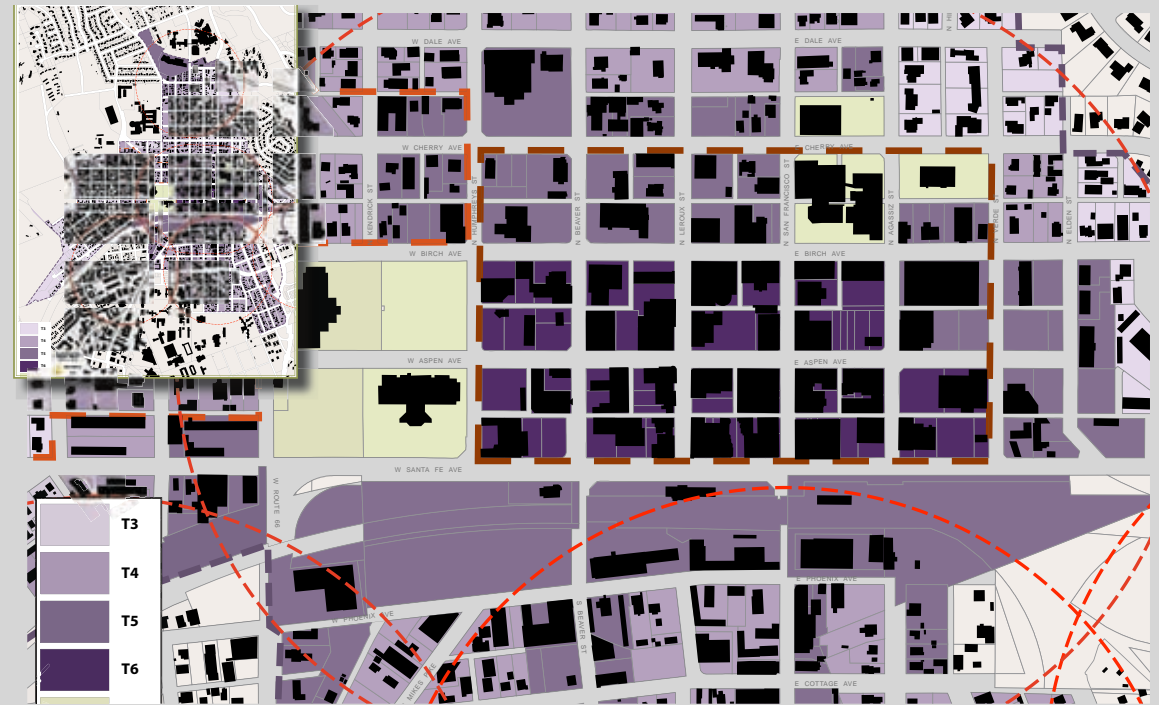
Form-Based Zones Mapped onto Regulating Plan



Phase III: Post Charrette (Crafting the Documents)

After the charrette, the Project Team will work to produce two items:

1. The Charrette Summary Report; and
2. Draft and Final Form-Based Code Document



3.02.080 Transect Zones

C. Building Placement

Setback (Distance from ROW / Property Line)	
Front	Minimum ^{1,2} Match adjacent property
	Maximum ³ 25'
Front facade within facade zone	50% min.
Side Street	10' min.; 15' max.
Side ⁴	
1 Story	5' min.
2+ Stories	7.5' min.
Rear	5' min.

¹In developments on lots over 20,000 sf, the first building defines setback for block in new construction.
²5' min.
³No maximum front setback for Carriage houses.
⁴No side setback required between Townhouse and/or Live/Work building types.

Miscellaneous

Distance between Main Buildings on Same Lot	
1 Story	8' min.
2+ Stories	15' min.

3.02.080 Transect Zones

D. Building Form

Lot Size	
See Part 5 (Building Types).	
Building Height ^{1,2}	
Lot depth ≤ 100': Within 75' of street property line or	
Lot depth > 100': Within 90' of street property line	
Stories	2-1/2 stories max
To Eave or Parapet	24' max.
Overall	35' max.
Other lot area	
Stories	1-1/2 stories max
To Eave or Parapet	15' max.
Overall	24' max.
Ground Floor Finish Level	18" min. above sidewalk
Ground Floor Ceiling	9' min. clear
Upper Floor(s) Ceiling	8' min. clear

¹Does not apply to accessory structures. See 4.02.030 (Accessory Structures)
²See Part 5 (Building Types) for additional height regulations.

Miscellaneous

Manard roof forms are not allowed.
 Upper-floor units must have a primary entrance along a street facade or to a courtyard.
 Ground-floor residential units facing a street shall have individual entries.

3.02.080 Transect Zones

E. Allowed Use Types

Ground Floor ¹	Residential
Upper Floor ¹	Residential

¹See 3.02.080.H (T4N Use Table) for specific use

F. Frontage Types and Encroachments

Encroachments into Setback ²	
Front	5' max.
Side Street or Civic Space	3' max.
Side	0' max.
Rear	
Property Line	0' max.
Rear Lane	3' max.

²Encroachments are not allowed within a Street ROW.
 See 4.02.020.B (Encroachments) for complete list of allowed encroachments.

Required Frontage Types³

Porch	Forecourt
Stoop	

³See 4.03 (Frontage Standards) for descriptions and regulations.

3.02.080 Transect Zones

G. Required Parking

Spaces	
Residential Uses	
Studio or 1 Bedroom	1 space/unit min.
2+ Bedrooms	2 spaces/unit min.

Location (Setback from Property Line)

Front	
Covered or Attached	Match front facade + width of garage min.
Uncovered	Match front facade min.
Side Street	5' min.
Side	0' min.
Rear	0' min.

Miscellaneous

Linear feet of front or side facade that may be garage 35% max.
 Tandem parking is allowed for off-street parking only if both spaces are behind the required setback and are for the same residential unit.
 See Chapter 4.04 (Parking Standards) for additional general parking requirements.

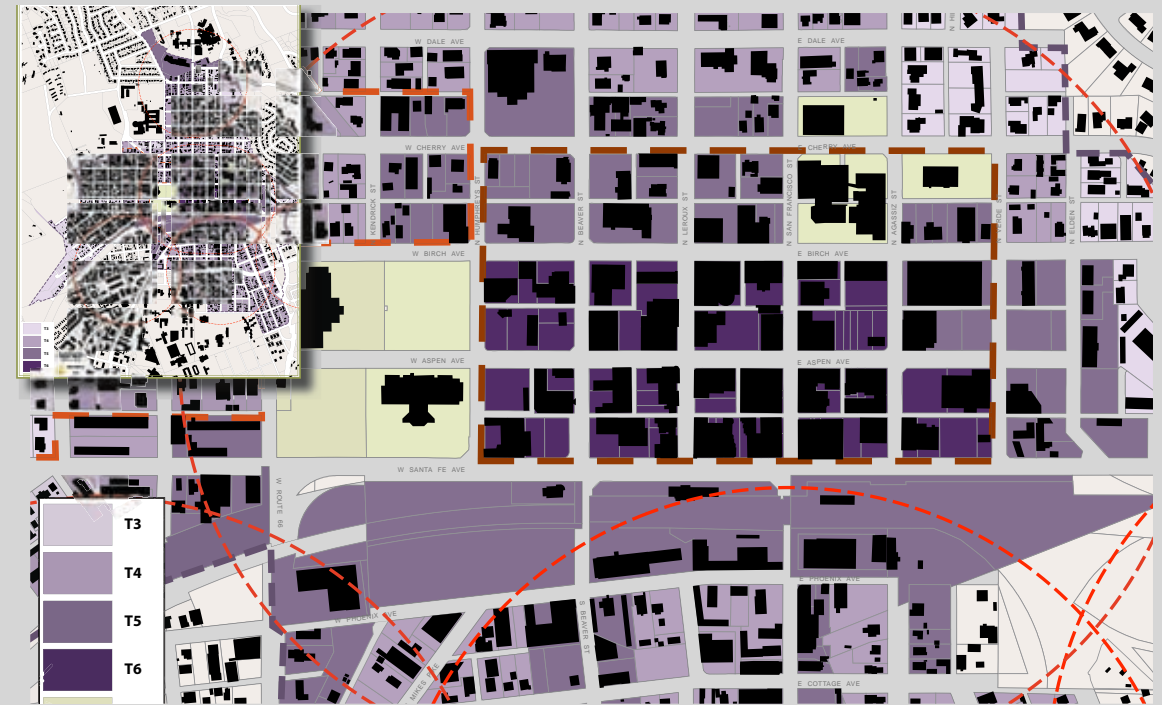


Phase III: Post Charrette (Crafting the Documents)

1. At the completion of this phase, the Form-Based Code will be fully integrated into the existing Zoning Code

a. Zoning Amendment Complete

2. Ready to be used for future FBC application



3.02.080 Transect Zones

Key
 --- ROW / Property Line
 --- Setback Line
 ■ Building Area
 ■ Facade Zone

C. Building Placement	
Setback (Distance from ROW / Property Line)	
Front	Match adjacent property
Minimum ^{1,2}	25'
Maximum ³	50% min.
Front facade within facade zone	50% min.
Side Street	10' min.; 15' max.
Side ⁴	
1 Story	5' min.
2+ Stories	7.5' min.
Rear	5' min.

¹ In developments on lots over 20,000 sf, the first building defines setback for block in new construction.
² 5' min.
³ No maximum front setback for Carriage houses.
⁴ No side setback required between Townhouse and/or Live/Work building types.

Miscellaneous

Distance between Main Buildings on Same Lot	
1 Story	8' min.
2+ Stories	15' min.

3.02.080 Transect Zones

Key
 --- ROW / Property Line
 --- Setback Line
 ■ Encroachment Area
 ■ Allowed Parking Area

D. Building Form	
Lot Size	
See Part 5 (Building Types).	
Building Height ^{1,2}	
Lot depth ≤ 100': Within 75' of street property line or	
Lot depth > 100': Within 90' of street property line	
Stories	2-1/2 stories max
To Eave or Parapet	24' max.
Overall	35' max.
Other lot area	
Stories	1-1/2 stories max
To Eave or Parapet	15' max.
Overall	24' max.
Ground Floor Finish Level	18" min. above sidewalk
Ground Floor Ceiling	9' min. clear
Upper Floor(s) Ceiling	8' min. clear

¹ Does not apply to accessory structures. See 4.02.030 (Accessory Structures)
² See Part 5 (Building Types) for additional height regulations.

Miscellaneous

Manard roof forms are not allowed.
 Upper-floor units must have a primary entrance along a street facade or to a courtyard.
 Ground-floor residential units facing a street shall have individual entries.

3-18 Livermore Development Code

3-19 Livermore Development Code

Step 2 - Subsequent Charrettes and FBC Application

Subsequent Charrettes Completed for Focus Areas

1. Approximately 6-8 weeks apart if the background analysis is coordinated with Phase I listed above
2. The pre-charrette and charrette tasks are the same as defined above for Phase I



Subsequent Charrettes Completed for Focus Areas

What is completed during this step:

1. Charrette Summary Report for each charrette area
2. Form-based zone mapping on Regulating Plan
3. Any refinements or additions to the FBC



T4-NG-O

T4-Neighborhood General -Open

Desired Form

Residential



T4-MS

T4-Main Street

Desired Form

Commercial/Shopfront



T4-MS-O

T4-Main Street-Open

Desired Form

Commercial/Shopfront



Other Tasks Completed During this Step

1. Consultant creates FBC manual
2. An Urban Design/Form-Based Code studio (started at project initiation) is established to administer the FBCs in place
3. Ongoing peer review by outside consultant(s) as needed



Potential Timing

Attachment 1: Overview of timing of the process

Schedule	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11
Step 1 - Initial Charrette and FBC Application											
Phase I - Pre-Charrette	1	2									
Phase II - Charrette			3								
Phase III - Post Charrette					4	5	6				
Step 2 - Subsequent Charrettes and FBC Application											
Charrette 2 (6-8 weeks)							7				
Charrette 3 (6-8 weeks)								8			
Charrette 4 (6-8 weeks)										9	

- 1 Kick-off meeting
- 2 Initial public workshop
- 3 Four- to five-day Charrette
- 4 Meet to discuss Administrative Draft
- 5 Meet to discuss Public Review Draft
- 6 Two to three public hearings
- 7 Charrette 2
- 8 Charrette 3
- 9 Charrette 4



Cost Estimates

Definitions	
Full team	5 lead consultant staff members, 1 economist, 1 transportation, and 1 retail consultant for the full charrette
Targeted team	4 lead consultant staff members full charrette, 2 subconsultants half time and 1 subconsultant full time

Estimated Cost Variations: (for Charrettes only, not including Pre- or Post Charrette)		
Range	low	high
1. 3-Day (min length): Full team	\$65,000.00	\$75,000.00
2. 3-Day (min length): Targeted team	\$50,000.00	\$55,000.00
3. 4-Day: Full team	\$82,000.00	\$88,000.00
4. 4-Day: Targeted team	\$63,000.00	\$68,000.00
5. 5-Day: Full team	\$97,000.00	\$104,000.00
6. 5-Day: Targeted team	\$75,000.00	\$80,000.00



Cost Estimates

Attachment 2: Estimated Costs

Budget		Fee Range		Total Fee and Expenses		
Step 1 - Initial Charrette and FBC Application						
Range		low	high	low	high	
Phase I - Pre-Charrette	Charrette prep	Lead consultant / Urban Design	\$25,000.00	\$45,000.00	\$65,000.00	\$95,000.00
		Sub-Consultants**				
	Draft code writing		\$40,000.00	\$50,000.00		
Phase II - Charrette*		\$63,000.00	\$68,000.00	\$63,000.00	\$68,000.00	
Phase III - Post Charrette	Charrette Summary Report		\$10,000.00	\$15,000.00	\$65,000.00	\$102,000.00
	Admin Draft FBC		\$25,000.00	\$35,000.00		
	Public Review Draft FBC		\$10,000.00	\$20,000.00		
	Final Draft FBC		\$5,000.00	\$10,000.00		
	2 Public / Draft Review Meetings		\$6,000.00	\$10,000.00		
	3 Public Review hearings		\$9,000.00	\$12,000.00		
Total - Step 1				\$193,000.00	\$265,000.00	



Cost Estimates

**Potential Sub-Consultants for Phase I - Pre-Charrette				
Range	low	high	low	high
Transportation Consultant	\$20,000.00	\$30,000.00	TBD	TBD
Market Studies	\$35,000.00	\$60,000.00		
Economic Development	TBD	TBD		

Definitions	
Full team	5 lead consultant staff members, 1 economist, 1 transportation, and 1 retail consultant for the full charrette
Targeted team	4 lead consultant staff members full charrette, 2 subconsultants half time and 1 subconsultant full time

Estimated Cost Variations: (for Charrettes only, not including Pre- or Post Charrette)		
Range	low	high
1. 3-Day (min length): Full team	\$65,000.00	\$75,000.00
2. 3-Day (min length): Targeted team	\$50,000.00	\$55,000.00
3. 4-Day: Full team	\$82,000.00	\$88,000.00
4. 4-Day: Targeted team	\$63,000.00	\$68,000.00
5. 5-Day: Full team	\$97,000.00	\$104,000.00
6. 5-Day: Targeted team	\$75,000.00	\$80,000.00



Cost Estimates

Step 2 - Subsequent Charrettes and FBC Application					
Range		low	high	low	high
Charrette 2* (6-8 weeks)	Pre-Charrette	\$10,000.00	\$20,000.00	\$88,000.00	\$113,000.00
	Charrette*	\$63,000.00	\$68,000.00		
	Post Charrette	\$15,000.00	\$25,000.00		
Charrette 3* (6-8 weeks)	Pre-Charrette	\$10,000.00	\$20,000.00	\$88,000.00	\$113,000.00
	Charrette*	\$63,000.00	\$68,000.00		
	Post Charrette	\$15,000.00	\$25,000.00		
Charrette 4* (6-8 weeks)	Pre-Charrette	\$10,000.00	\$20,000.00	\$88,000.00	\$113,000.00
	Charrette*	\$63,000.00	\$68,000.00		
	Post Charrette	\$15,000.00	\$25,000.00		
Total - Step 2				\$264,000.00	\$339,000.00

*Four (4) day targeted team - see also Definitions and Estimated Cost Variations below.



Questions and Discussion





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

Form-Based Code Preferred Approach

Option I: Integrate FBC Into Separate Chapter

A. Integrate FBC components into the zoning code Building Form Standards

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

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



Neighborhood Center (NC) Standards 17.21.050

17.21.050 - Neighborhood Center (NC) Standards

Building Placement	Use
Build-to Line (Distance from Property Line)	Ground Floor Service, Retail, or Recreation, Education & Public Assembly*
Front 0'	
Side Street, corner lot 0'	
Setback	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" max. above sidewalk
Lot Depth 150' max.	First Floor Ceiling Height 12' min. clear
	Upper Floor(s) Ceiling Height 8' min. clear
	*4 stories for approved affordable and/or senior housing
Notes	Notes
All doors must have a primary ground-floor entrance which faces the street.	Mansard roof forms are not allowed.
Rear facing buildings, loading docks, overhead doors, and other service entries are prohibited on street facades.	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.

2-14 Grass Valley Development Code - September 2006

Neighborhood Center (NC) Standards 17.21.050

Parking	Encroachments
Location (Distance from Property Line)	Location
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	Notes
Ground Floor	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.
Uses < 3,000 sf No off-street parking required	Upper story galleries facing the street must not be used to meet primary circulation requirements.
Uses > 3,000 sf 1 space/500 sf	
Upper Floor(s)	
Residential uses 1 space/unit; 5 space/studio	Frontage Types
Other uses 1 space/300 sf	Canopies
Notes	Clearance 1' min. back from curb line
Parking Drive Width 15' max.	Height 9' min. clear, 2 stories max.
On corner lots, parking drive shall not be located on primary street.	Awnings
Shared drives are encouraged between adjacent lots to minimize curb cuts along the street.	Depth 10' max.
Parking may be provided off-site within 1,300' or as shared parking.	Forecourts
Bicycle parking must be provided and in a secure environment. See Chapter 17.36 for further parking specifications.	Depth 20' min., not to exceed width
	Width 20' min., 50% of lot width max.

2-15 Grass Valley Development Code - September 2006



Option II: Integrate FBC Throughout Code

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

B. Create new chapters

i. Building Type Standards

ii. Civic Space and Thoroughfare Standards

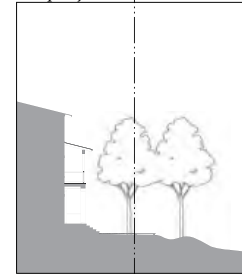
iii. Frontage Standards

iv. Site Planning Standards

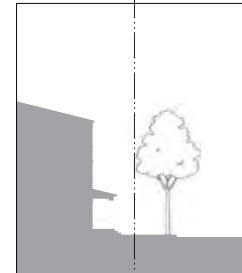
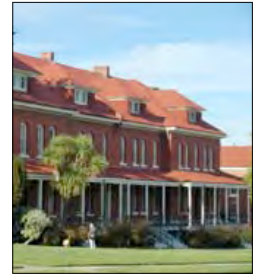
Chapter 2: Building Form Standards

Frontage Types

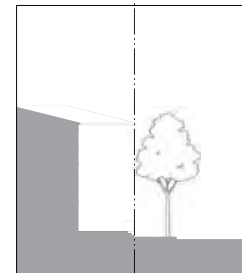
Right of Way /
Property Line



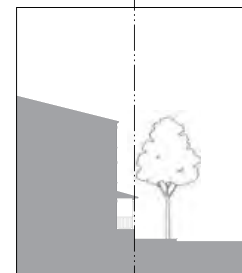
Creekfront: The main facade of the building has a large setback from the frontage line. The resulting front yard may be defined or undefined at the frontage line by a fence or hedge. Walks may have a boardwalk-like character as they will cross the adjacent creekside swale and connect to the creekside trail system. The creekside trail will provide the public frontage for these units. A front porch is optional, but if it is used, it can be one or two story.



Porch: The main facade of the building has a small setback from the frontage line. The resulting front yard is typically very small and is defined by a fence or hedge to spatially maintain the edge of the street. The porch may encroach into the setback to the point that the porch extends to the frontage line. The porch can be one or two stories. A minimum depth is required within the development standards to ensure usability.



Forecourt: A portion of the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial zones. A short wall, hedge, or fence is placed along BTL where it is not defined by a building. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort. This frontage type should be used sparingly and should not be repeated along a frontage.



Stoop: The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop should be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side loaded. The minimum width and depth of the stoop should be 4' clear. The entry door must be covered or recessed to provide shelter from the elements. This type is appropriate for residential uses with small setbacks.



General Notes

1. We recommend a mandatory application to Neighborhood Main Streets and possible to all of focus areas
2. The FBC would be set up to be optionally applied elsewhere as a overlay or floating zone as is desired
 - a. Ex. Transformation of old shopping center into walkable urban neighborhood
3. The Urban Design Overly will likely be replaced with the FBC, but the Hillside and Historic Overlays would likely stay in place
4. The goal of any FBC is to streamline the review and approval process

General Notes

5. Use of variances should be minimized, and likely not allowed for certain regulations.
6. 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

Options for how to plug the FBC into your zoning code

General notes:

1. Recommend mandatory application to Neighborhood Main Streets and possible to all of focus areas.
2. Code would be set up to be optionally applied elsewhere as a overlay or floating zone
 - i. Ex. Transformation of old shopping center into walkable urban neighborhood
3. Administration:



Options for how to plug the FBC into your zoning code

General notes:

4. Review and approval process: goal is to streamline.
 - i. Note: How to deal with no?
5. 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.



Process for Neighborhood Workshops & FBC Creation and Application

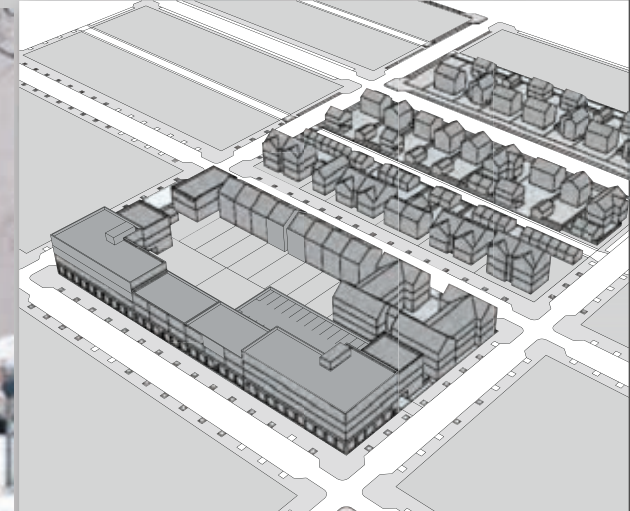
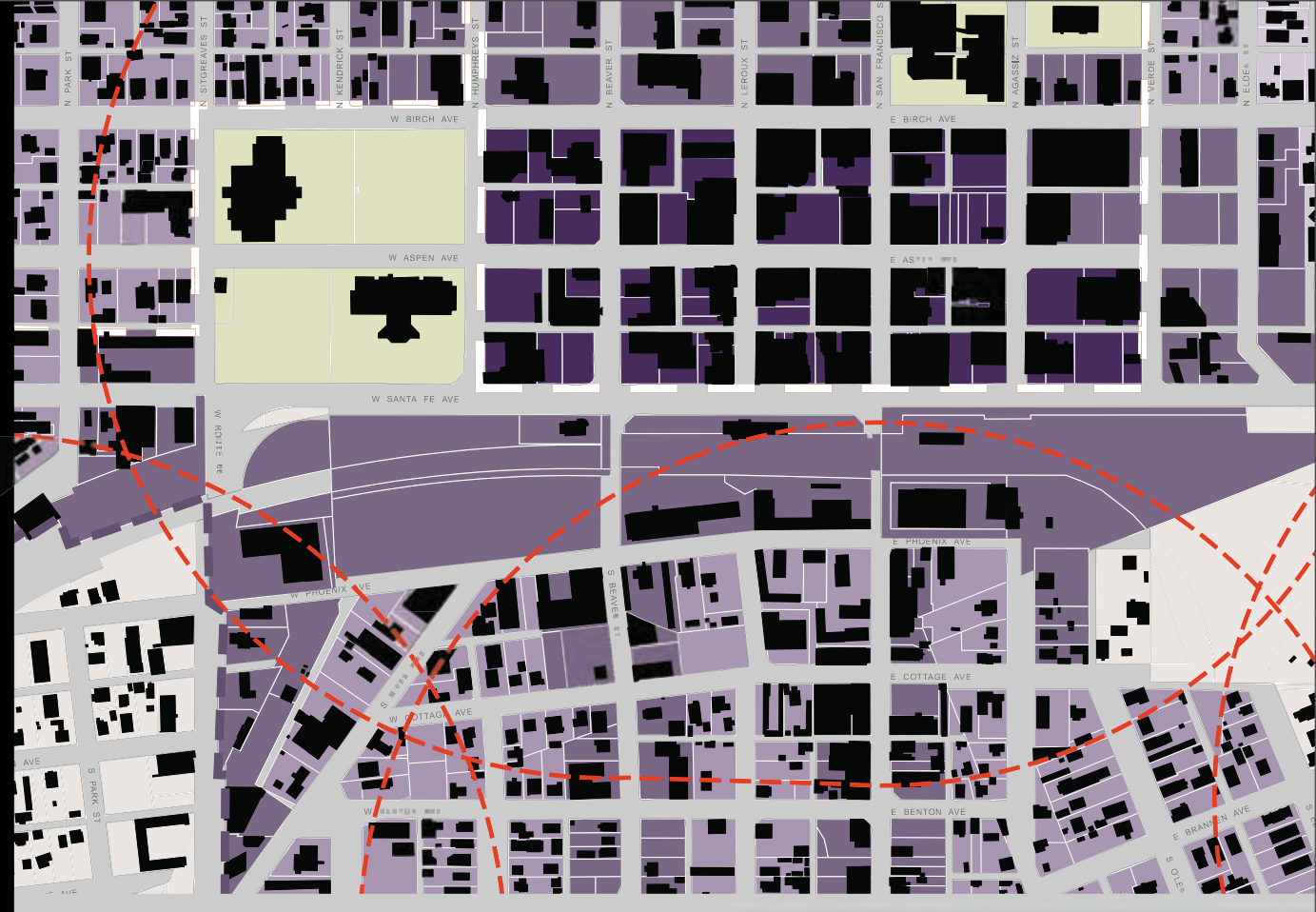
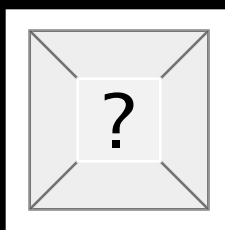
1. Put case studies in place to establish high bar and educate staff
2. Setup so that staff can take the reigns for leading visioning



The City of Cincinnati, Ohio: Form-Based Code Approach Options

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



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



Questions and Discussion



The City of Cincinnati, Ohio: Approach to Form-Based Code Application

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Planning Commission Workshop
April 30, 2010

