

The City of Cincinnati, Ohio: Creating a Form-Based Code to Preserve Community Character

Daniel Parolek
Principal, Opticos Design, Inc.
daniel.parolek@opticosdesign.com
www.opticosdesign.com

Neighborhood Workshop
October 2, 2010





Roasted Daily

CLUXTON ALLEY
COFFEE ROASTERS

513.698.2966
4037 Hamilton Ave
Cincinnati, Ohio 45223
info@cluxtonalley.com

Baker's
Gr...

Removing Obstacles for Urbanism (Illogical Zoning)

Hurdles to Reuse Space for Pastry Shop:

- Zone: R7-Allows 75' tall residential, but not commercial
 - Two-part special use permit (\$560)
 - City Planning Board (meets once a month)- will likely deny application
 - Planning Board of Appeals-meets once a month (\$1,000)
- Nine space parking lot required for occupancy permit (det. by # of tables) Cost=\$20,000 (must tear down tree)
- Lost rent: \$2,000-\$4,000 min.



Form-Based Codes

Why is Zoning Reform Necessary?

“Top 20 Ways to Make a Green, Smart City”

#2 Replace Your Euclidean Zoning with Form-Based Codes

Rob Dixon, Albuquerque developer in his keynote presentation at the New Partners for Smart Growth Conference, January 2009

Establishing an Economic Advantage



Making Place Matter



Form Based Codes

The Key to Greater Cincinnati's
Competitive Future



A White Paper

Prepared by Candace S. Klein

Greenebaum Doll & McDonald PLLC



May 1, 2008



Form-Based Codes

Why is Zoning Reform Necessary?

Overview of the Morning

9:00-9:30 Process overview

9:30-10:15 What is a Form-Based Code

10:15-10:30 Question and answer

10:30-10:45 Break

10:45- 11:45 Neighborhood Mapping,
next steps, synoptic survey

11:45-12:15 Question and answer



1 Process to Date

Form-Based Code Preferred Approach

Process Objectives

1. Select a process that provides **short-term, positive results**, 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



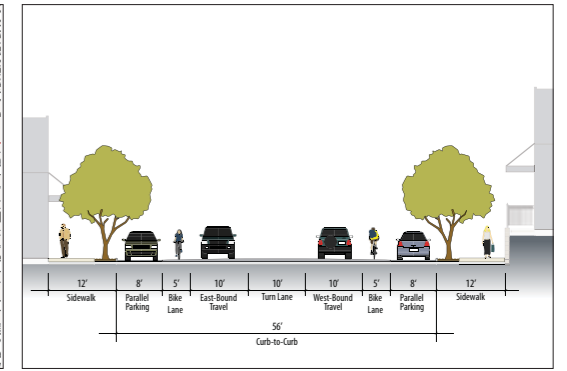
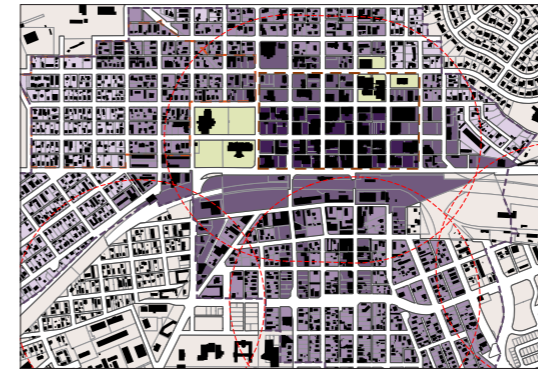
Process Objectives (cont'd)

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



Process to Date

1. Code Review
 - i. Identify obstacles for FBC application
2. Focus Neighborhood general assessment and mapping
3. Best Practice Report
4. Approach options
 - i. How FBC fits into zoning code
 - ii. Process for creating plan and code with neighborhoods



Chapter 4: Form-Based Code
Town Core (TC) Standards

Item	Standard
Property Line	Property Line
Build on Line (BTL)	Build on Line (BTL)
Build to Line (Distance from Property Line)	Build to Line (Distance from Property Line)
Setback (Distance from Property Line)	Setback (Distance from Property Line)
Height	Height
Building Form	Building Form
Notes	Notes

City of Cincinnati, Ohio
**Form-Based Code
Best Practices Report**
Opticos Design, Inc.
with Lisa Wise Consulting
March 1, 2010



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

p: 510.558.6957
f: 510.898.0801
w: opticosdesign.com



Avondale

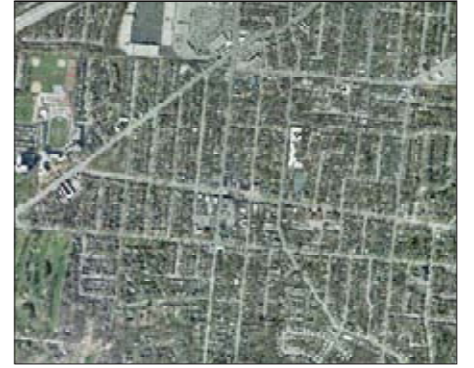
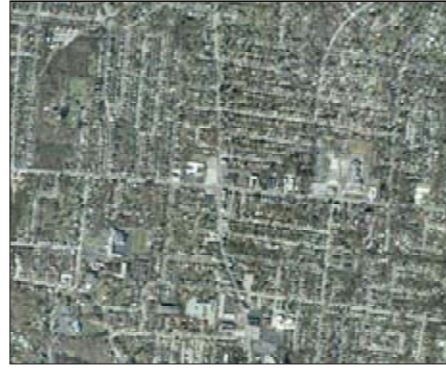
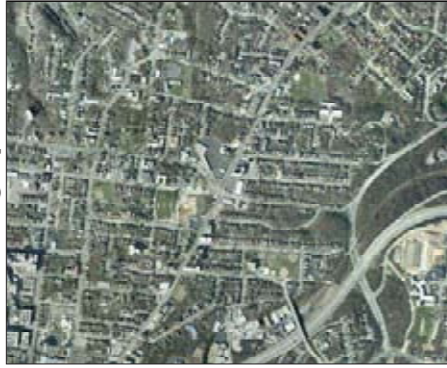
Clifton

College Hill

Hyde Park East

Hyde Park Square

Aerial Photograph



Transportation Network

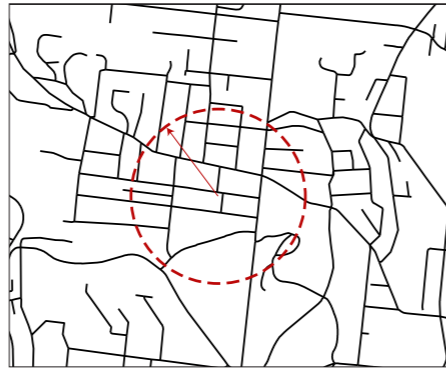
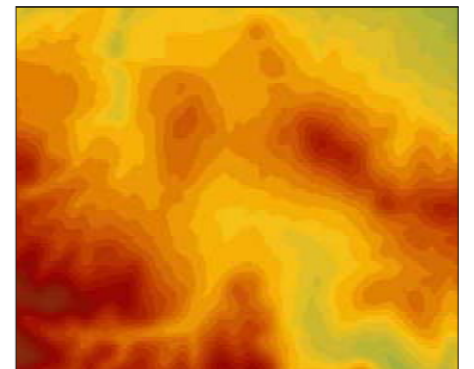
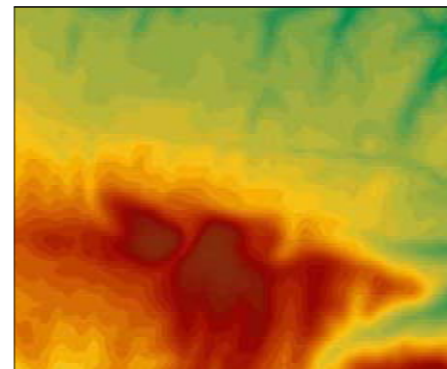
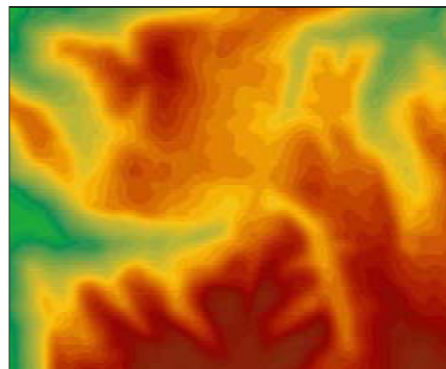
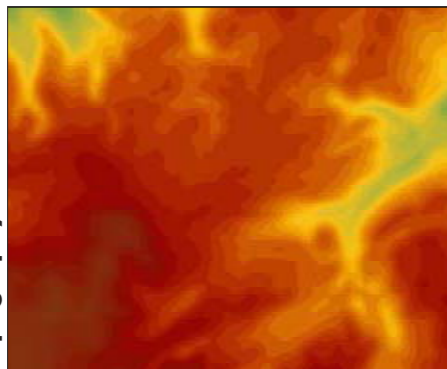


Figure Ground



Topography



2 What is a Form-Based Code?

A Successful Recipe

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?



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



**Form-Based Code
defines this**



This is the architecture

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

Overview

Cincinnati Form-Based Code Consultation

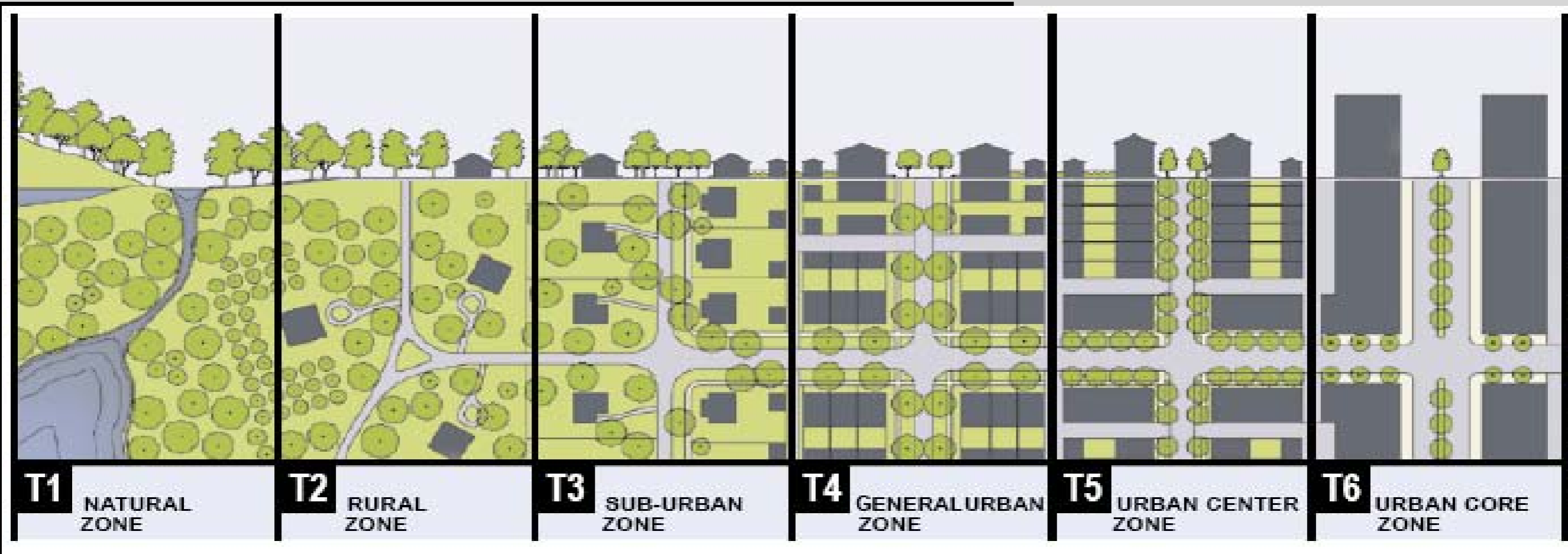
Regulating Places, Not Uses



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

Form-Based Codes

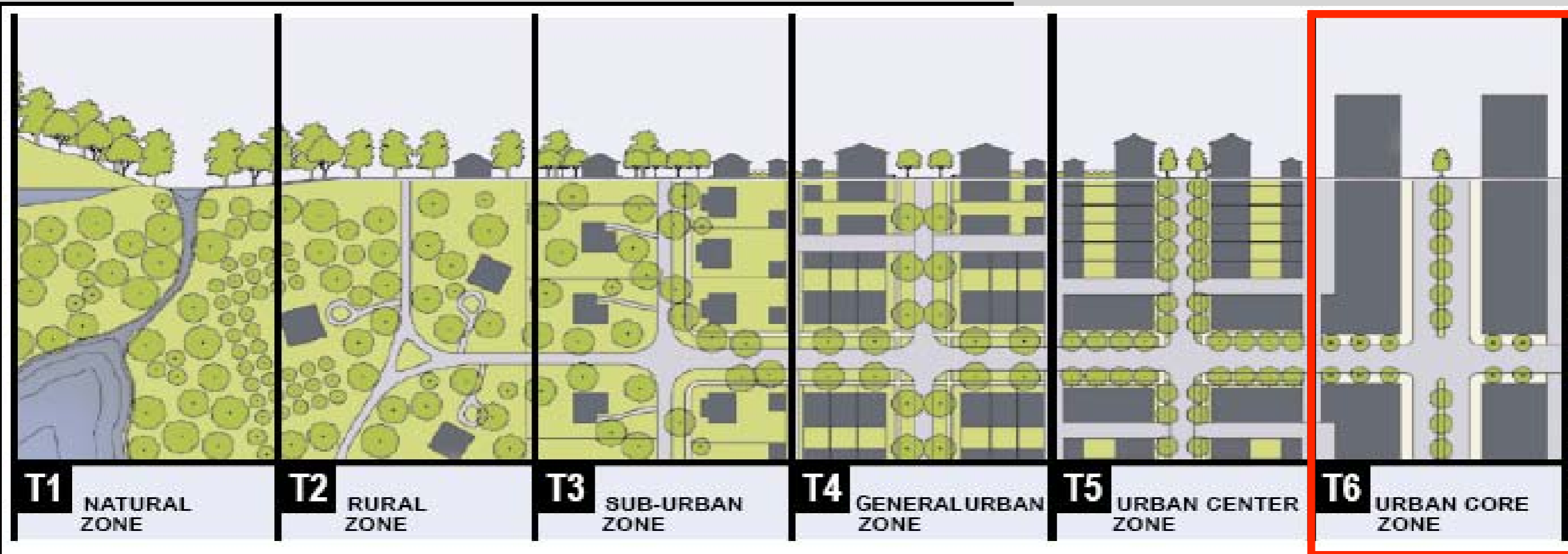
I. TRANSECT ZONES



Form-Based Codes

Components

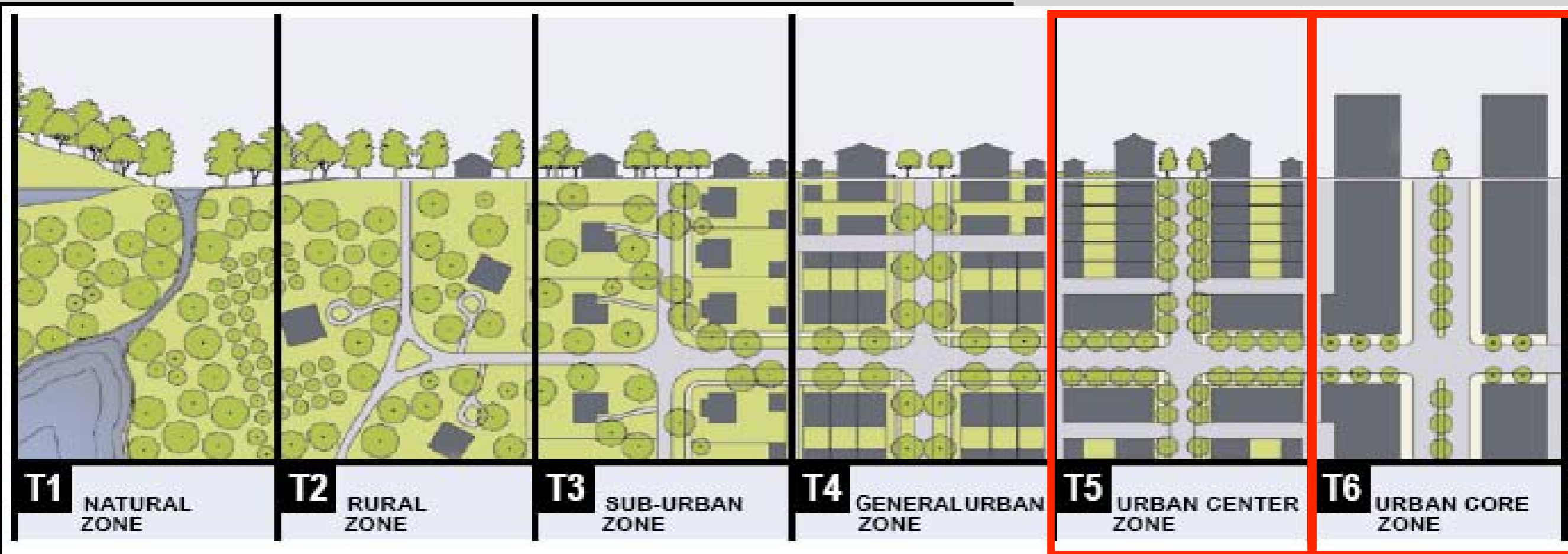
I. TRANSECT ZONES



Form-Based Codes

Components

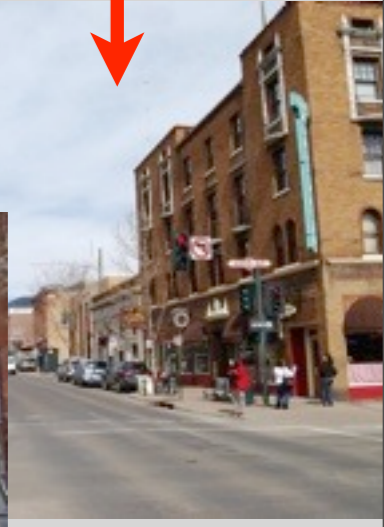
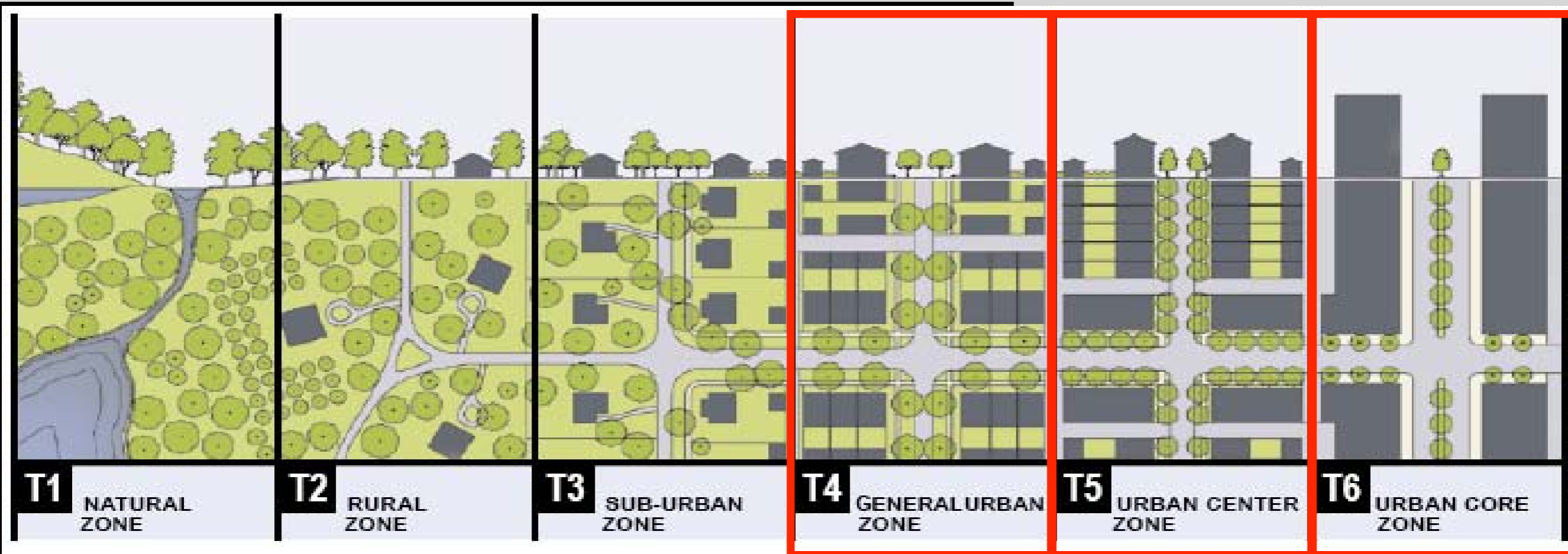
I. TRANSECT ZONES



Form-Based Codes

Components

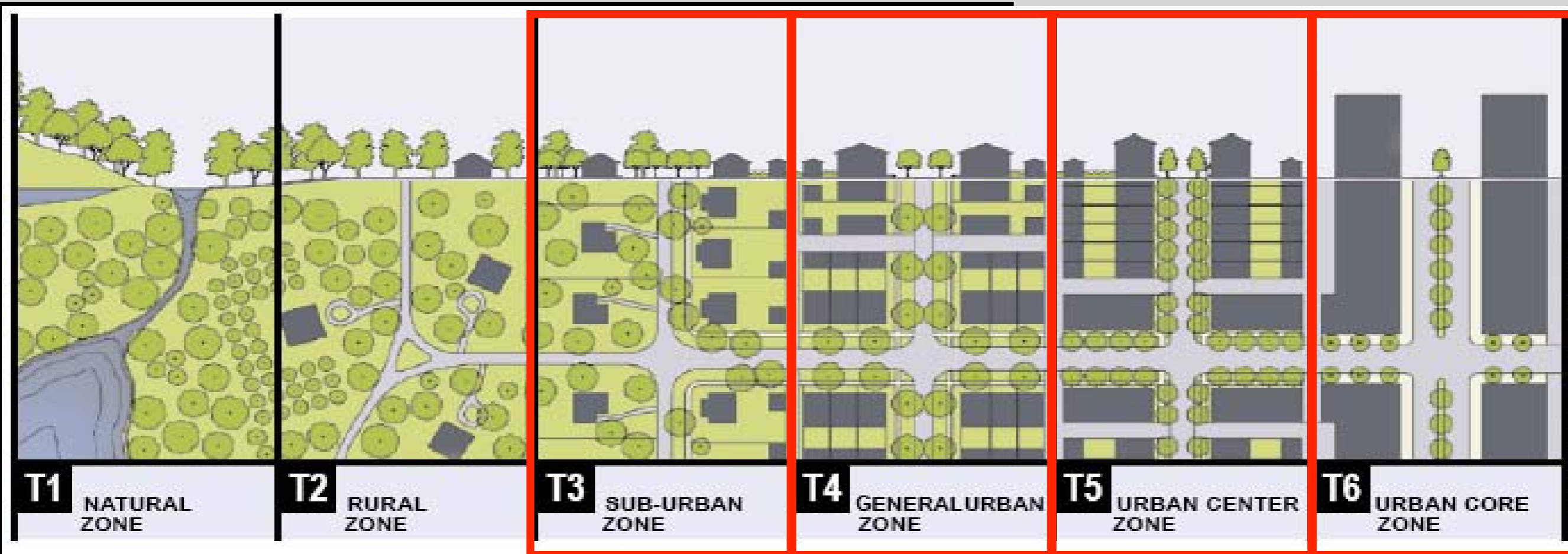
I. TRANSECT ZONES



Form-Based Codes

Components

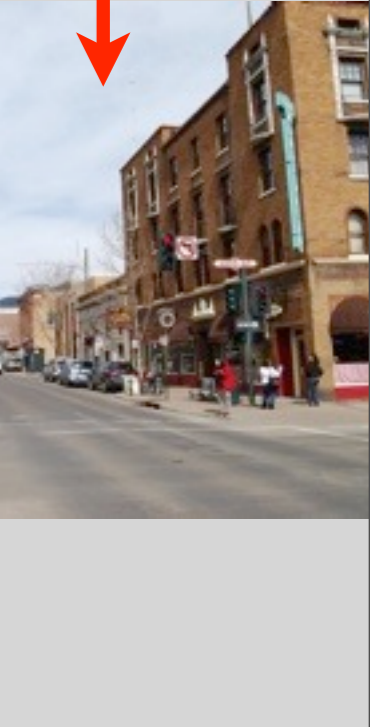
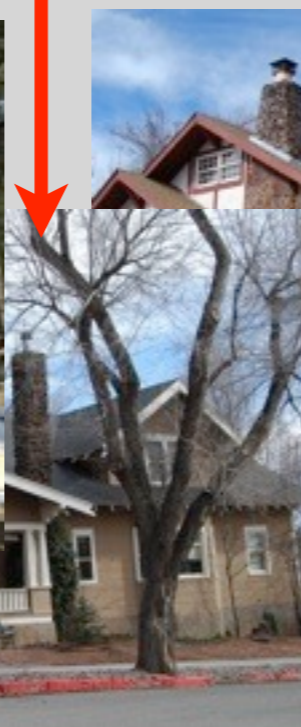
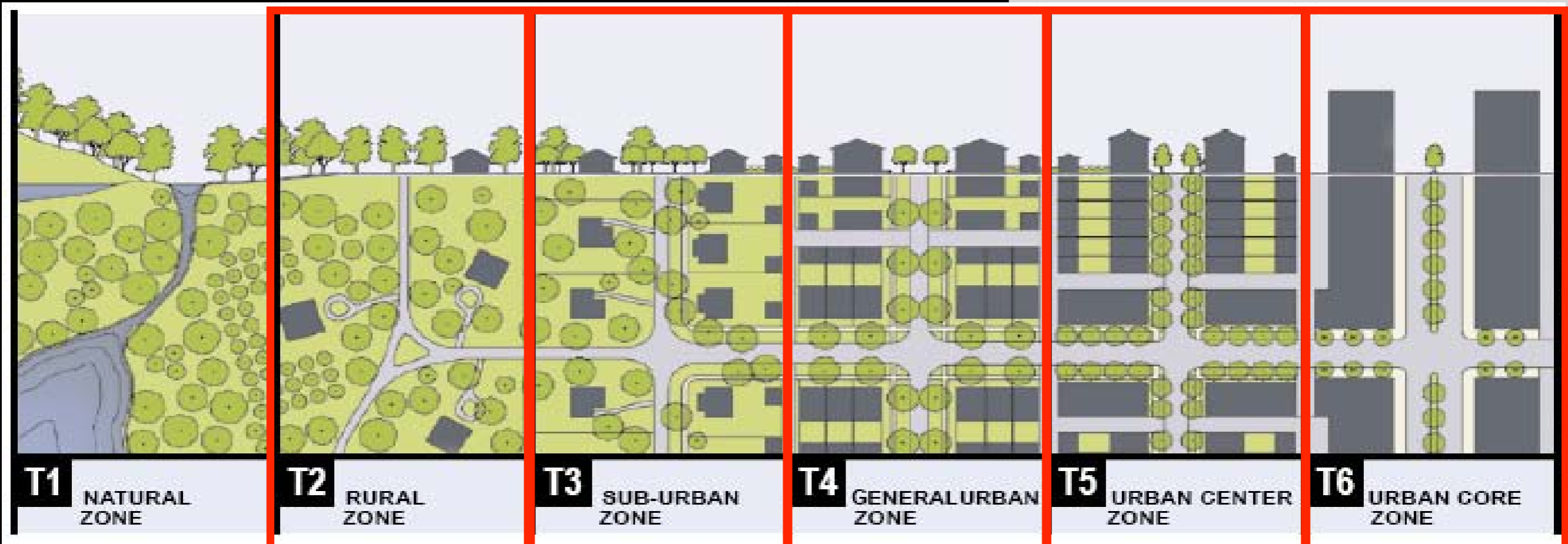
I. TRANSECT ZONES



Form-Based Codes

Components

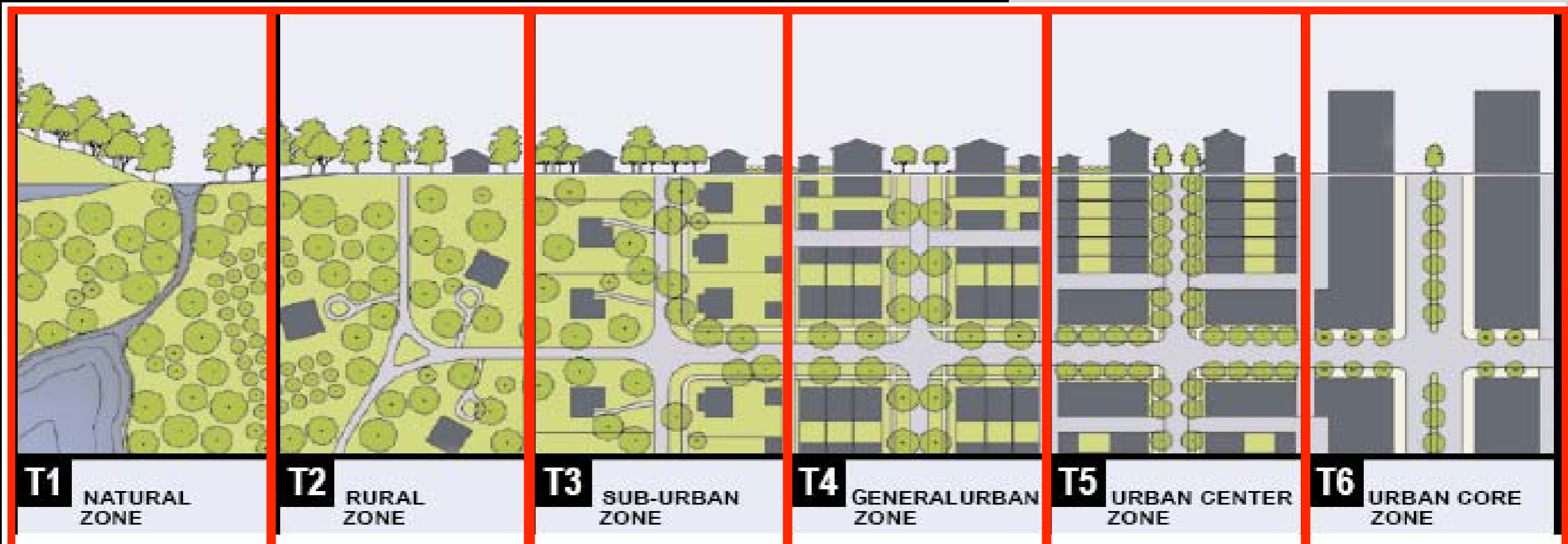
I. TRANSECT ZONES



Form-Based Codes

Components

I. TRANSECT ZONES



Form-Based Codes

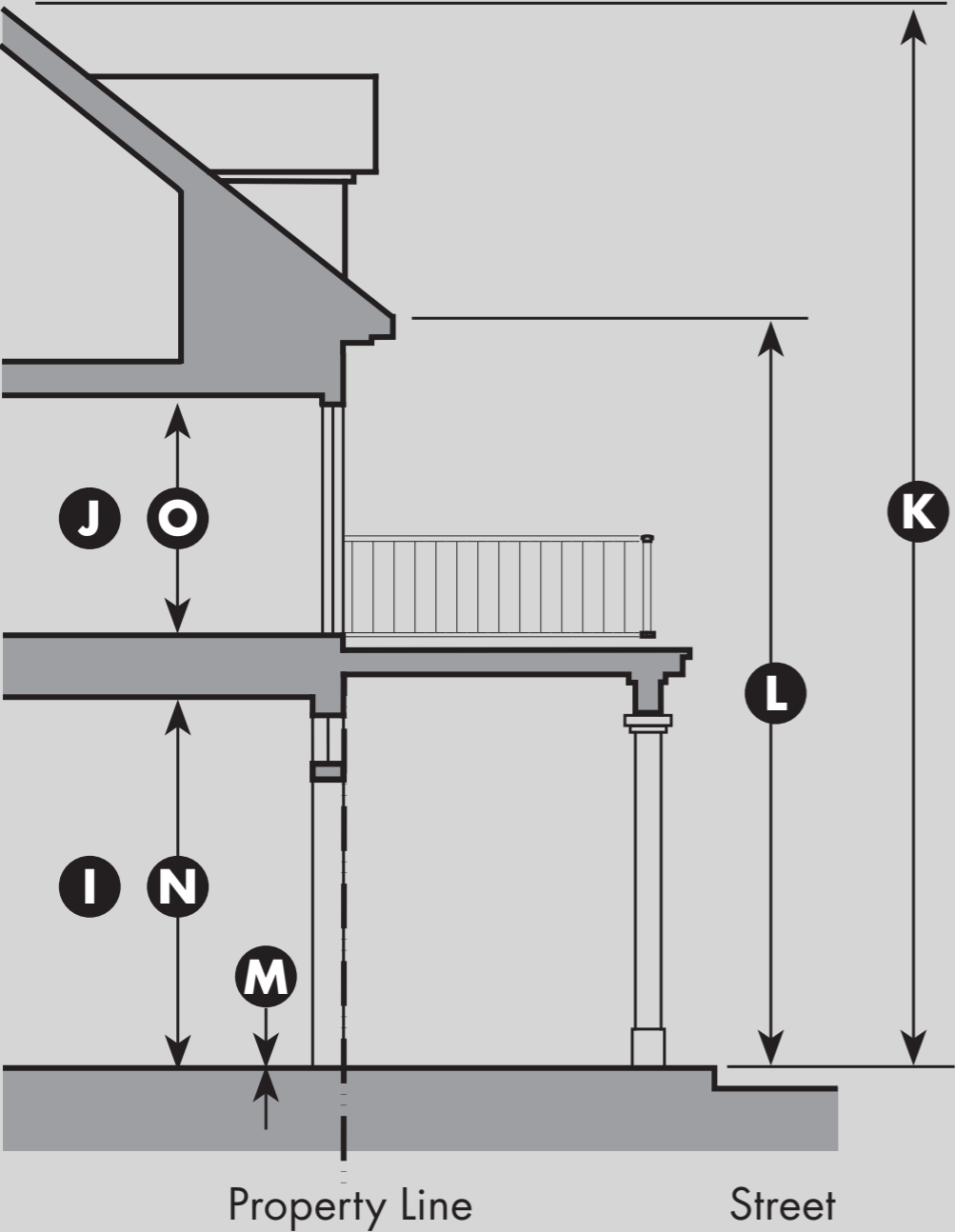
Components

Building Form Standards

Overview

Cincinnati Form-Based Code Consultation

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

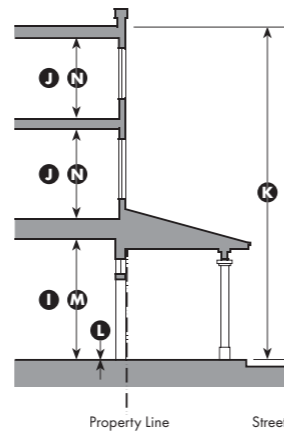
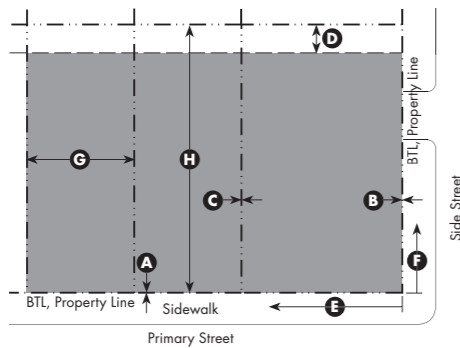
Building Min.	22'	K
Building Max.	2.5 stories and 40'	K
Max. to Eave/Top of Parapet	35'	L
Ancillary Building Max.	2 stories and 25'	
Finish Ground Floor Level	6" max. above sidewalk	M
First Floor Ceiling Height	12' min. clear	N
Upper Floor(s) Ceiling Height	8' min. clear.	O

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.

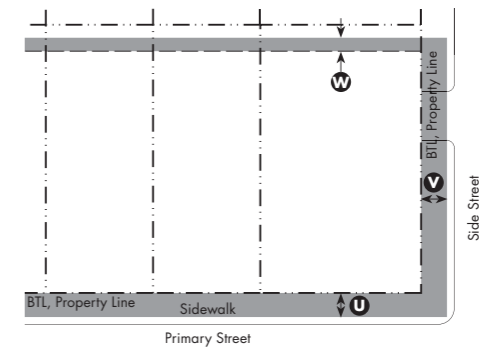
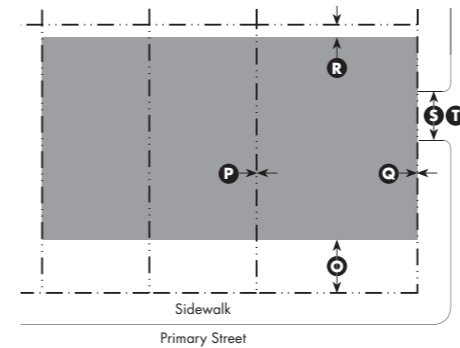
Height

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
- Parking 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	
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.

Key

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

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

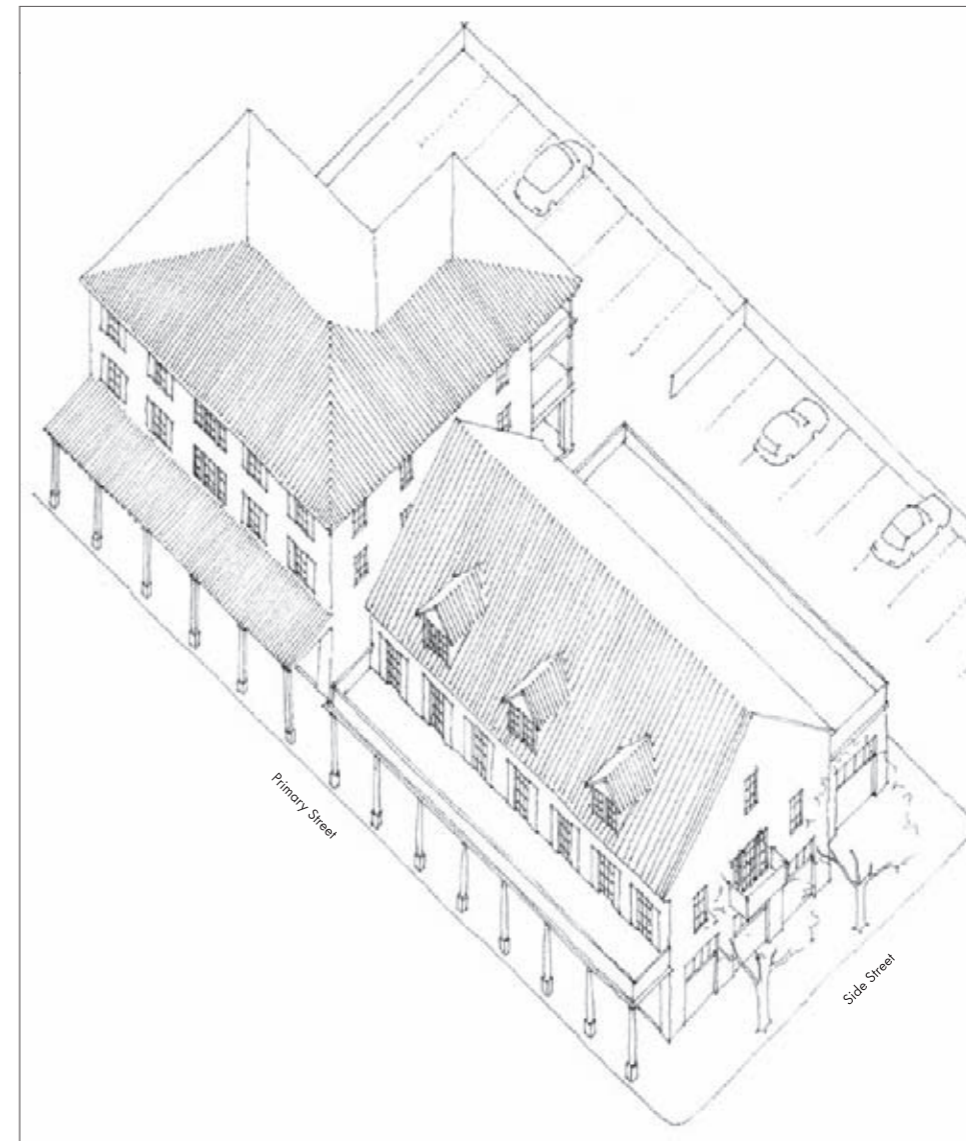
Land Use Type ¹	Permit Required	Specific Use Regulations	Land Use Type ¹	Permit Required	Specific Use Regulations
Recreation, Education & Public Assembly			Retail		
Commercial recreation facility: Indoor	MUP		Bar, tavern, night club	UP	
Health/fitness facility	MUP		General retail, except with any of the following features:	P	
Library, museum	P		Alcoholic beverage sales	MUP	
Meeting facility, public or private	UP		Floor area over 10,000 sf	UP	
Park, playground	P		On-site production of items sold	MUP	
School, public or private	UP ²		Operating between 9pm and 7am	UP	
Studio: Art, dance, martial arts, music, etc.	P		Neighborhood market	MUP	
Residential			Restaurant, café, coffee shop	MUP	
Home Occupation	P ²	17.44.100	Services: Business, Financial, Professional		
Mixed use project residential component	P ²	17.44.140	ATM	P	
Residential accessory use or structure	P ²	17.44.020	Bank, financial services	P	
Residential care, 7 or more clients	UP		Business support service	P	
Second unit or carriage house	P	17.44.190	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		
			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

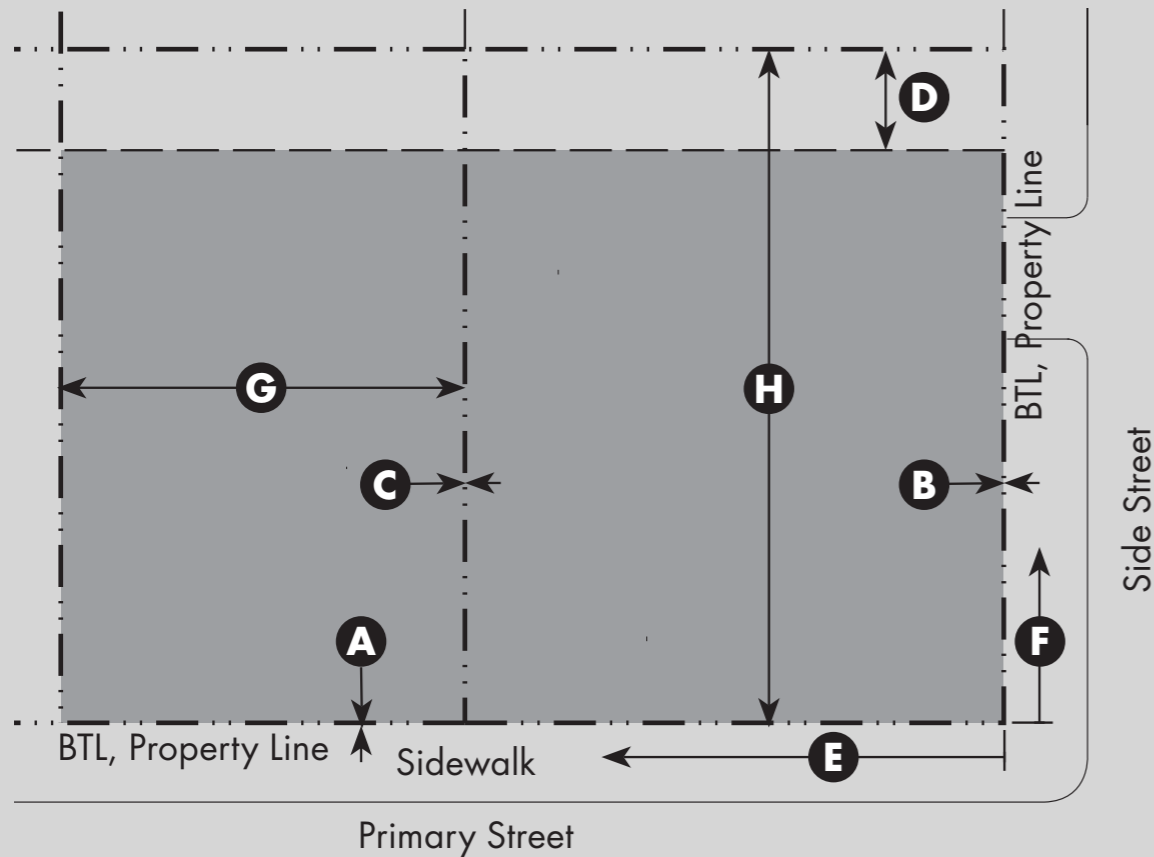
End Notes

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.

Benicia Downtown Mixed-Use Master Plan, Opticos Design



Overview

Public Space Standards: Thoroughfares and Civic Spaces

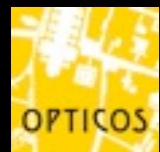
Overview

Cincinnati Form-Based Code Consultation

Civic Spaces



Kentlands: Gaithersburg, MD



Overview

Cincinnati Form-Based Code Application

Civic Spaces



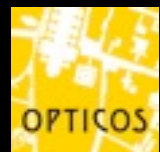
Kentlands: Gaithersburg, MD



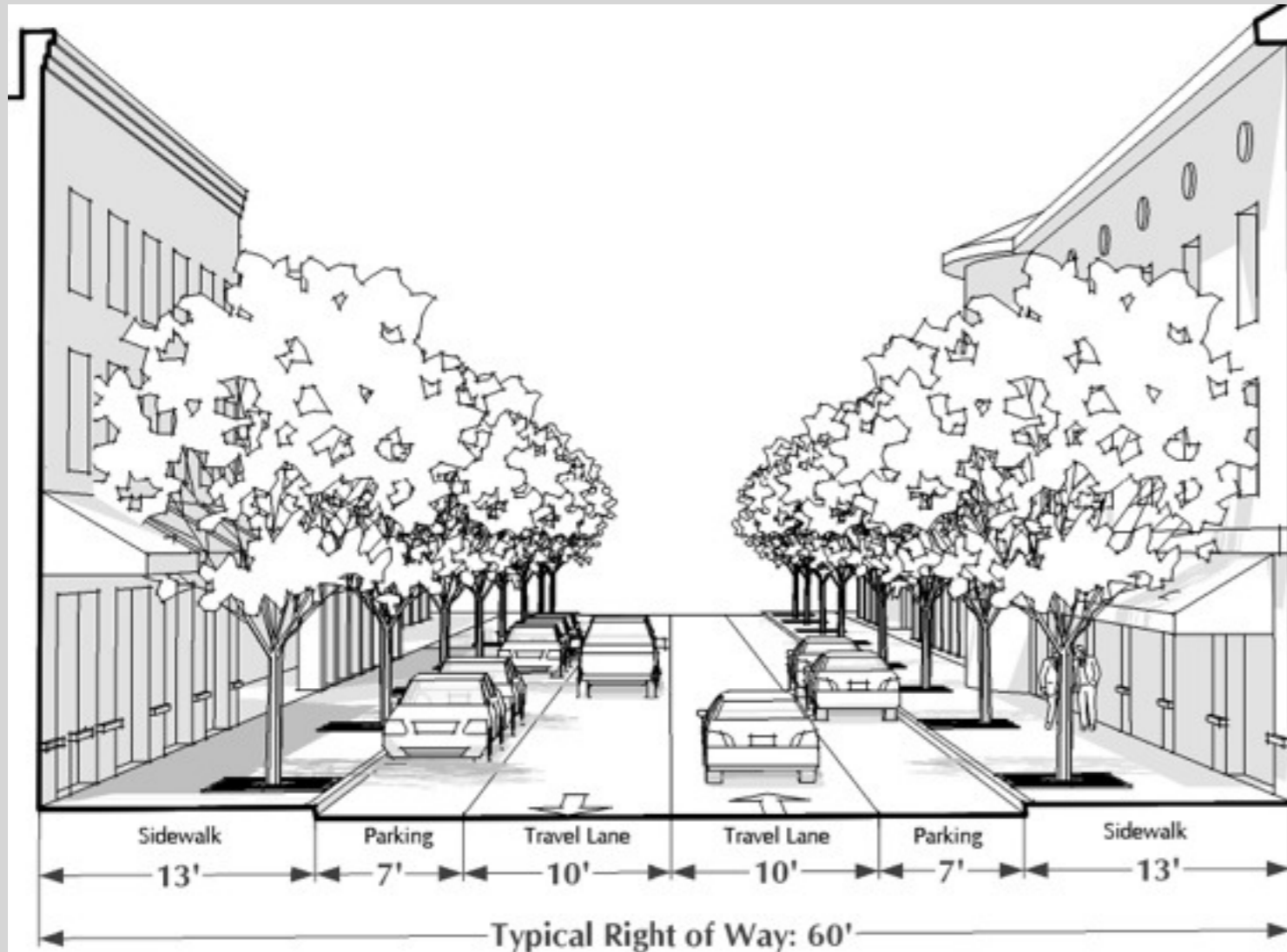
Overview

Cincinnati Form-Based Code Application

Thoroughfare Standards: Good Places Need Good Streets



Thoroughfare Standards



Design Standards

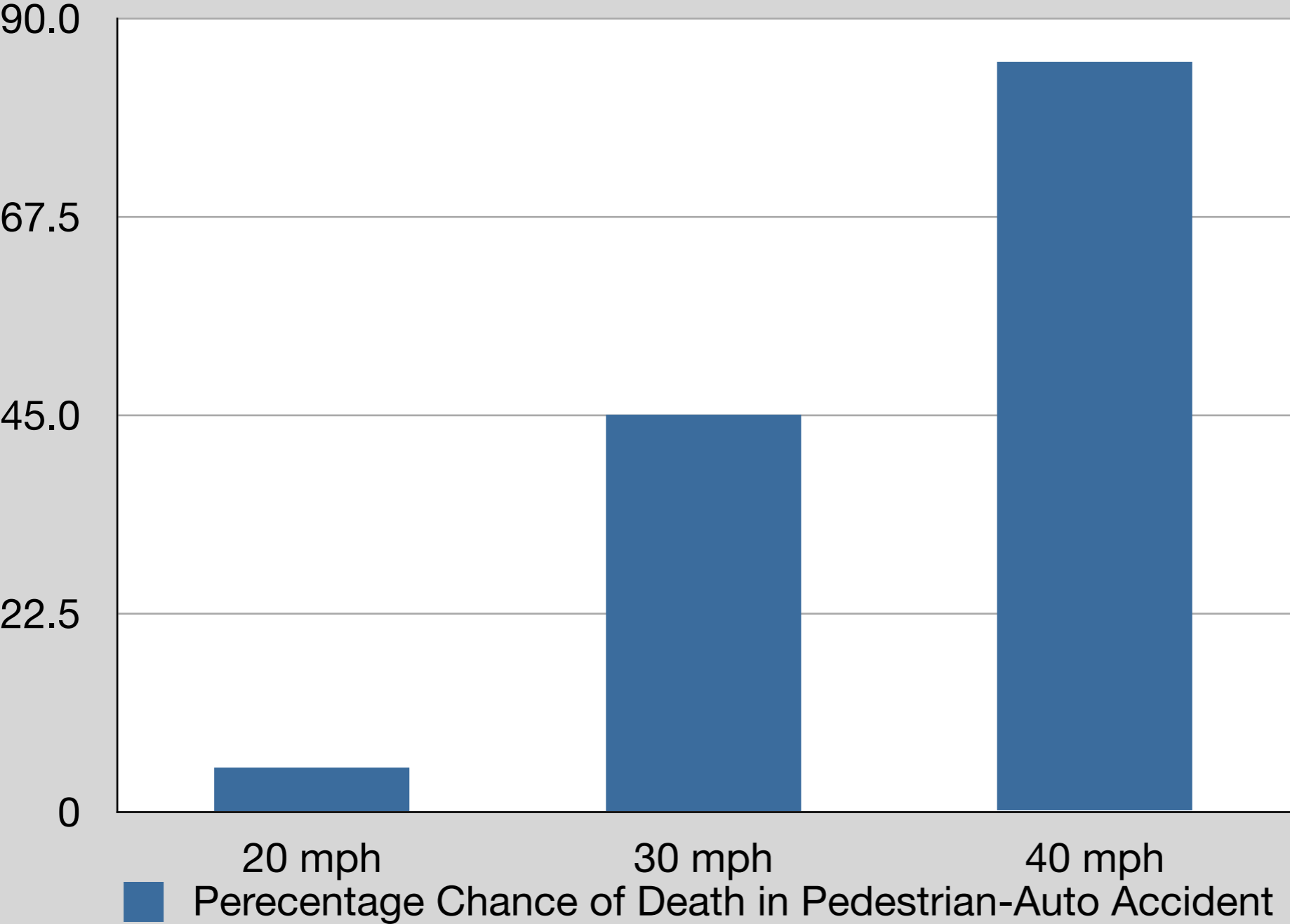
Design Speed:	20 mph
R.O.W. Width:	56'
Width of paving:	36'
On-Street Parking:	8'
Travel Lane Width:	10'
Bicycle Lane Width:	N/A
Drainage Type:	Open
Width of Sidewalk:	5' (typical)
Sidewalk Easement:	N/A
Width of Planter:	5' (typical)
Type of Trees:	Medium
Spacing of Trees:	40'

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

Overview

Pedestrian Safety and Street Width

Chart 3



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



Frontage Types

Overview

Cincinnati Form-Based Code Application



Frontages: Reinforcing Unique Character of Place



Overview

Cincinnati Form-Based Code Application



Civic Spaces



Kentlands: Gaithersburg, MD

Overview

Cincinnati Form-Based Code Application



Building Types

Overview

Cincinnati Form-Based Code Consultation

Building Type Palette

Live/Work



Commercial Block



Detached Single-Unit



Preferred Approach

Cincinnati Form-Based Code Application



Building Type Palette

Bungalow Court



Townhouse



Duplex, Triplex, Fourplex



Preferred Approach

Cincinnati Form-Based Code Application



Live-Work



Overview

Cincinnati Form-Based Code Application

Rowhouses



Missing Middle Residential



Overview

Cincinnati Form-Based Code Application

Friday, October 8, 2010

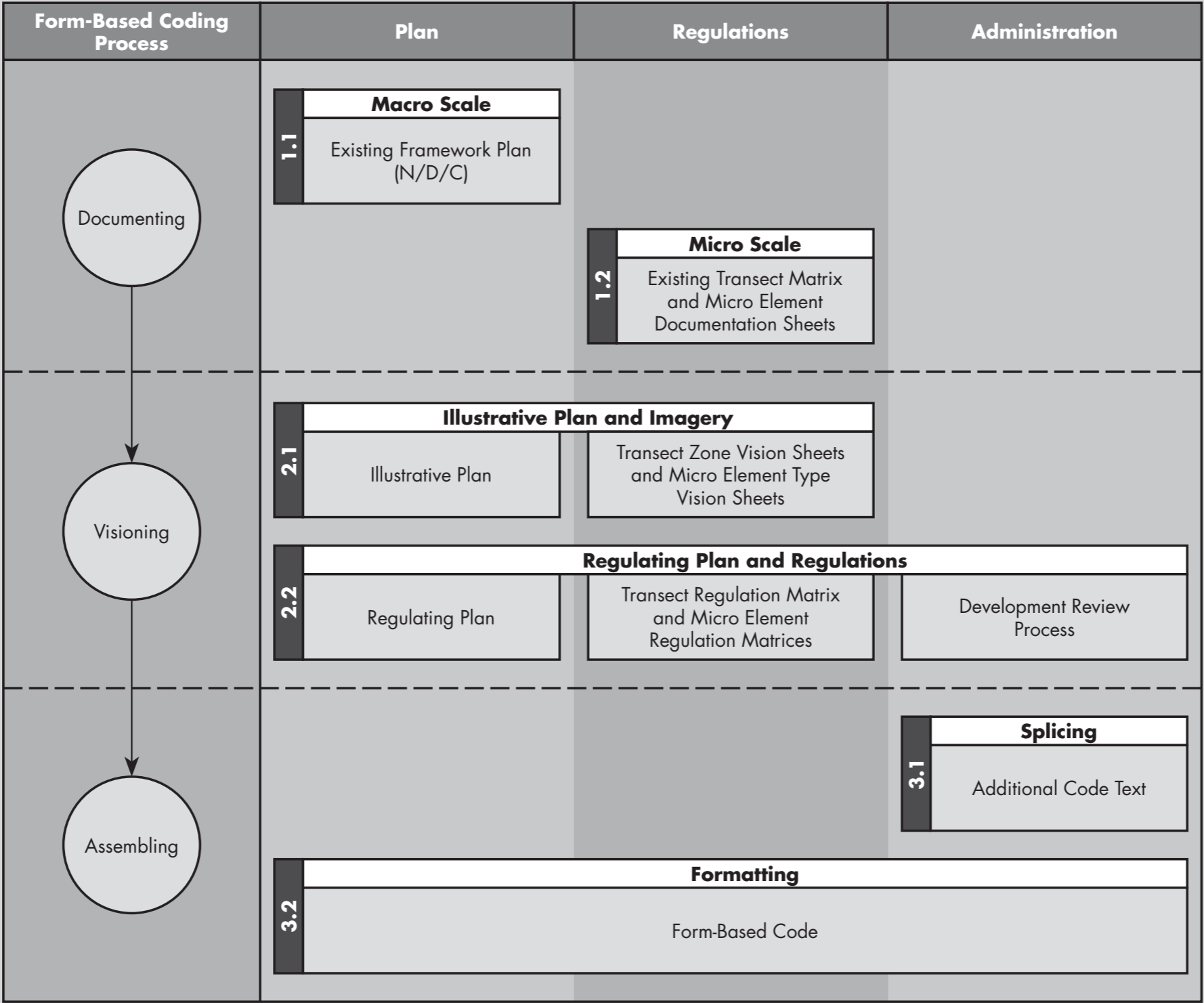
Missing Middle Residential



Form-Based Code Process

Three Important Steps

Process

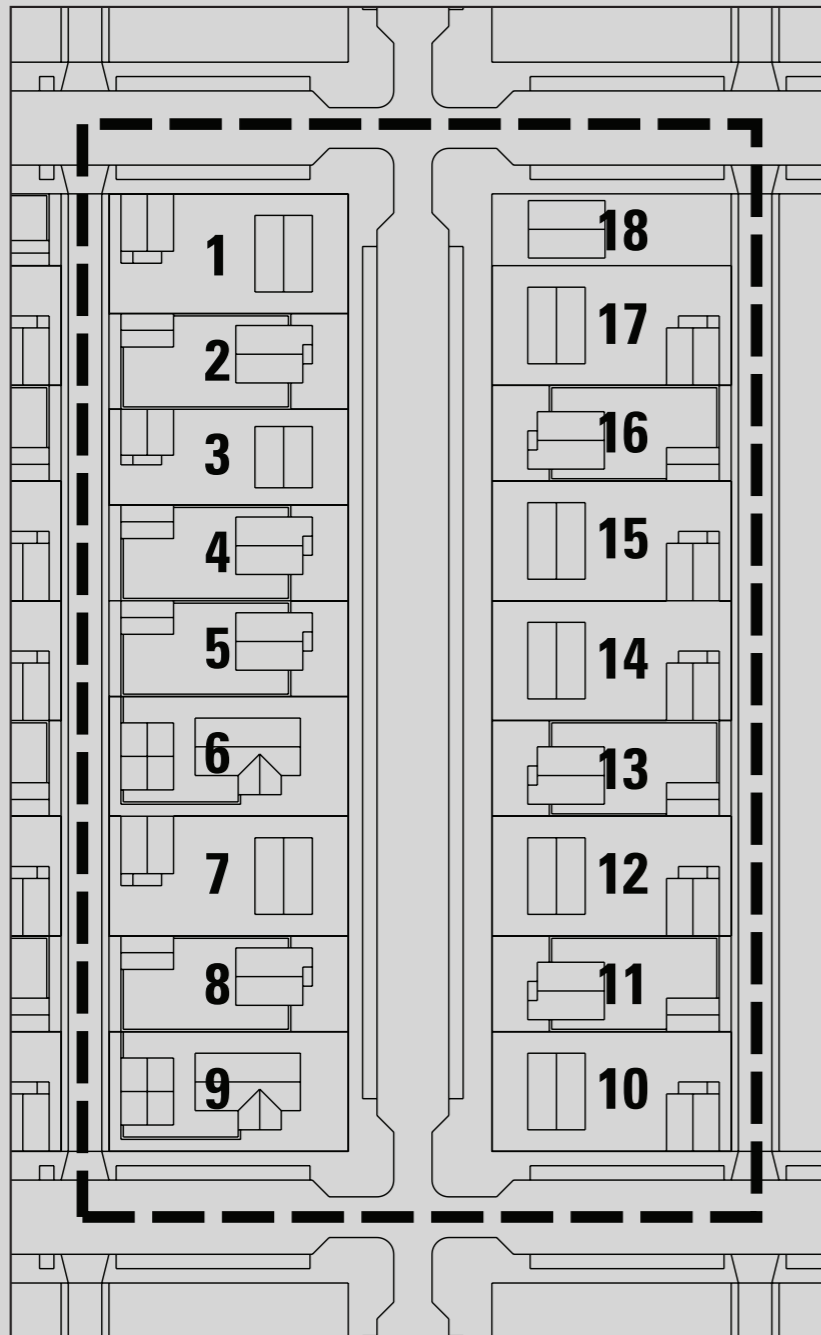


Step I: Documentation and Analysis

Overview

Cincinnati Form-Based Code Consultation

Phase I: Documenting the Place



Micro-Scale Analysis



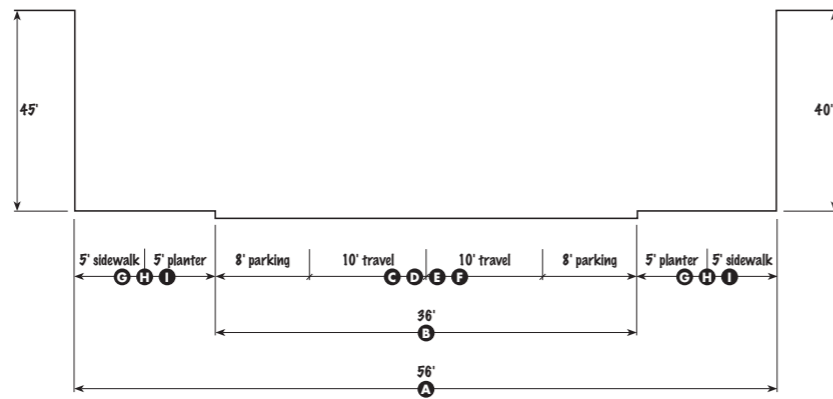
Macro-Scale Analysis

Overview

Phase 1: Documenting

Plan	Regulations	Administration
1.1 Macro Scale Existing Framework Plan (N/D/C)	1.2 Micro Scale Existing Transect Matrix and Micro Element Documentation Sheets	

Location: #4: Oak St. bet. Elm and Maple
Thoroughfare Type: Street



Application		Edges	
Movement Type	Yield (Slow) Free	Curbs	Square Rolled Swale
Speed Limit	20 mph	Planters	Continuous Planter (G)
Pedestrian Crossing Time	10.3 seconds		Continuous Swale
Transect Level	T4		Tree Well
Overall Widths		Landscaping	
Right-of-Way (ROW) Width	(note on section) A	Type	Medium trees
Curb Face to Curb Face Width	(note on section) B	Spacing Type	Evenly-spaced Clustered
		Spacing	40' o.c. avg.
Lanes		Walkways	
Traffic Lanes	Single Yield (C)	Walkways	Sidewalk Path (H)
Bicycle Lanes	(note on section) D	Lighting	None (I)
Parking Lanes	Parallel Diagonal (E)	Type	-
	Reverse Diagonal	Spacing	- o.c. avg.
Medians	(note on section) F	Intersection	
		Curb Radius	15'
		Distance Between Intersections	400'

	T3		T4		T5	
	Typical Mid-block	Typical Corner	Typical Mid-block	Typical Corner	Typical Mid-block	Typical Corner
FPO Images Only -->						
City						
Width of Largest Historic Building	120' Apartment Bldg					
Block	1530'		1600'		1600'	
Perimeter Length	525'	400'	400'	400'	400'	400'
Length (Primary Street)	240'	400'	400'	400'	400'	400'
Depth (Secondary Street)	R	R	R	R	R	R
Shape	250	200	200	200	200	200
On-street parking spaces within 1/4-mile radius						
Length of Building at Front BTL from Corner						
Left End of Block			80'	100'	100'	100'
Right End of Block			100'	100'	100'	100'
Building Placement						
Lot Size						
Width	45' - 50'	50' - 60'	25'	30'	75' - 125'	75' - 125'
Depth	110'	110'	100'	100'	100' - 150'	100' - 150'
Square Footage	5,500	6,600	2,500	3,000	12,500	12,500 sf
Distance From	P	P	P	P	P	P
Location of lot	M	C	M	C	M	C
If it is a corner lot, where does the building face?	-	P	-	P	-	P
Front (Main Body of Building)	15' - 20'	15' - 20'	5'	5'	0'	0'
Side Street (Main Body of Building)	-	15' - 20'	-	5'	-	0'
Left Side, Main Building	8'	8' - 10'	0'	0'	0'	0'
Right Side, Main Building						
Left Side, Ancillary Building	0' - 60'	0'	0'	0'	-	-
Right Side, Ancillary Building						
Rear, Main Building	40'	40'	40'	40'	-	-
Adjacent Use/Transect Level	T4	T4	T4 & T5	T4 & T5	-	-
Rear, Ancillary Building	6' - 8'	6' - 8'	6'	6'	-	-
Length of Building at Façade Line (BTL)						
Front	60% - 100%	50% - 80%	100%	100%	90% - 100%	90% - 100%
Side Street, Main Building	-	30% - 35%	-	70%	-	90% - 100%
Side Street, Ancillary Building	-	100%	-	70%	-	-
Width of Building/Lot Width (%)						
Front	35% - 55%	35% - 50%	100%	80% - 100%	80% - 100%	80% - 100%
Side Street	60%	60%	-	70%	-	80% - 100%
Miscellaneous						
Number of Buildings on Lot	2	2	2	2	1	1
Number of Main Buildings	1	1	1	1	1	1
Number of Ancillary Buildings	1	1	1	1	0	0
Distance between Main and Ancillary Buildings	25' - 30'	25' - 30'	20' - 30'	20' - 30'	-	-
Sidewalk Edge Treatment where there is not a Building	3' fence	3' fence	3' fence	3' fence	6' street wall	6' street wall
Treatment between Building and Sidewalk (if any)	lawn	lawn	hardscape	hardscape	-	-





Overview

Cincinnati Form-Based Code Application

Friday, October 8, 2010

Step II: Visioning

Overview

Cincinnati Form-Based Code Consultation

Study and Illustrate Detailed Options to Inform Code



23rd Street Corridor Master Plan and FBC: Richmond, CA, Opticos Design



Form-Based Codes

Visioning

Charrette Schedule: Ways to Participate

Opening Presentation

Monday 4:30 pm - 6:00 pm

Open Studio

Tuesday & Wednesday 12:00 pm - 1:00 pm

Brown Bag Lunch Presentation

Tuesday & Wednesday 9:00 am - 4:00 pm

Final Presentation

Thursday 6:00 pm - 8:00 pm

	Monday	Tuesday	Wednesday	Thursday
9:00 AM				
10:00 AM		Open Studio	Open Studio	
11:00 AM				
12:00 PM		Brown Bag Lunch Presentation: Building Types and Density	Brown Bag Lunch Presentation: Pedestrian Oriented Street Design	
1:00 PM				
2:00 PM		Open Studio	Open Studio	
3:00 PM				
4:00 PM				
5:00 PM	Opening Presentation			
6:00 PM		Public Open House	Public Open House	Final Presentation
7:00 PM				
8:00 PM				

See www.charretteinstitute.org

How is This Different? Several Days of Consistent Engagement



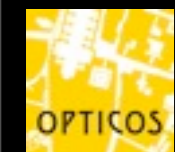
How is This Different? Several Days of Consistent Engagement



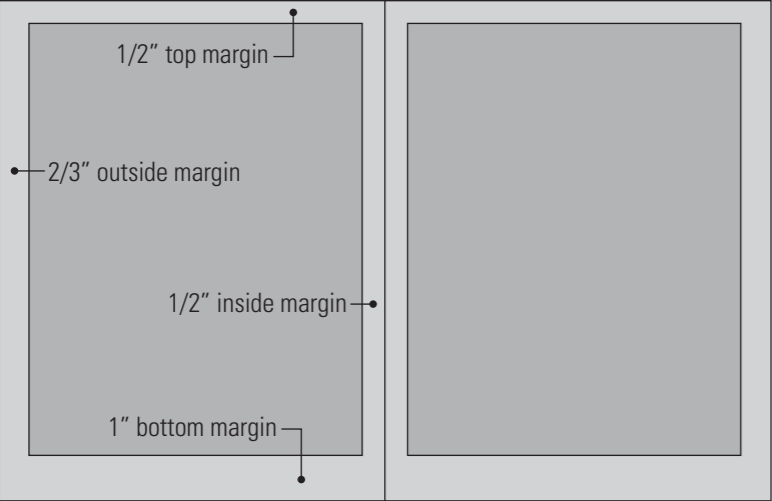
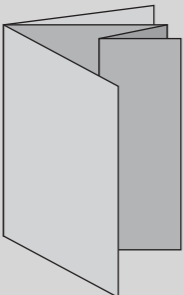
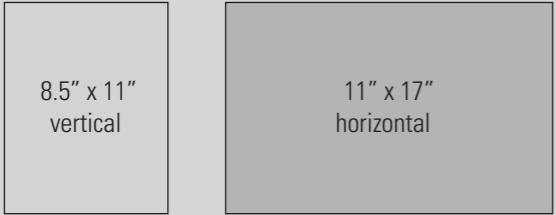
Step III: Assembly

Overview

Cincinnati Form-Based Code Application



Phase 3: Assembling

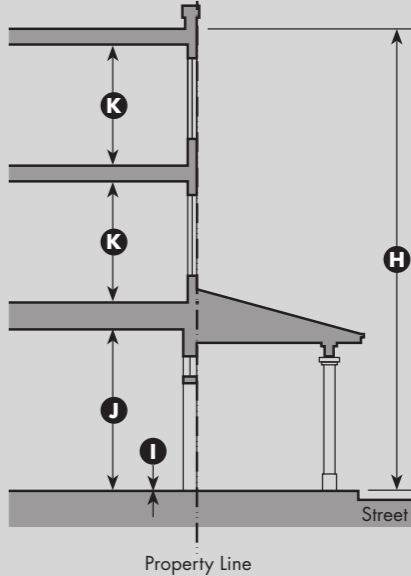


Left Justified
 For lots 70' wide or wider, the courtyard must be enclosed by the building on at least three sides. Otherwise, the building courtyard must be enclosed by the building on at least two sides.

Center Justified
 For lots 70' wide or wider, the courtyard must be enclosed by the building on at least three sides. Otherwise, the building courtyard must be enclosed by the building on at least two sides.

Fully Justified
 For lots 70' wide or wider, the courtyard must be enclosed by the building on at least three sides. Otherwise, the building courtyard must be enclosed by the building on at least two sides.

Plan	Regulations	Administration			
		<table border="1"> <tr> <td rowspan="2">3.1</td> <td>Splicing</td> </tr> <tr> <td>Additional Code Text</td> </tr> </table>	3.1	Splicing	Additional Code Text
3.1	Splicing				
	Additional Code Text				
		<table border="1"> <tr> <td rowspan="2">3.2</td> <td>Formatting</td> </tr> <tr> <td>Form-Based Code</td> </tr> </table>	3.2	Formatting	Form-Based Code
3.2	Formatting				
	Form-Based Code				



Building Form		
Height		
Main Building	22' min.;	H
	3 Stories max.	H
Ancillary Building	2 Stories max.	
Ground Floor Finish Level	6" max. above sidewalk	I
Ground Floor Ceiling	12' min. clear	J
Upper Floor(s) Ceiling	8' min. clear	K



Two Elements to Proposed Options:

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

Neighborhood Center (NC) Standards 17.21.050

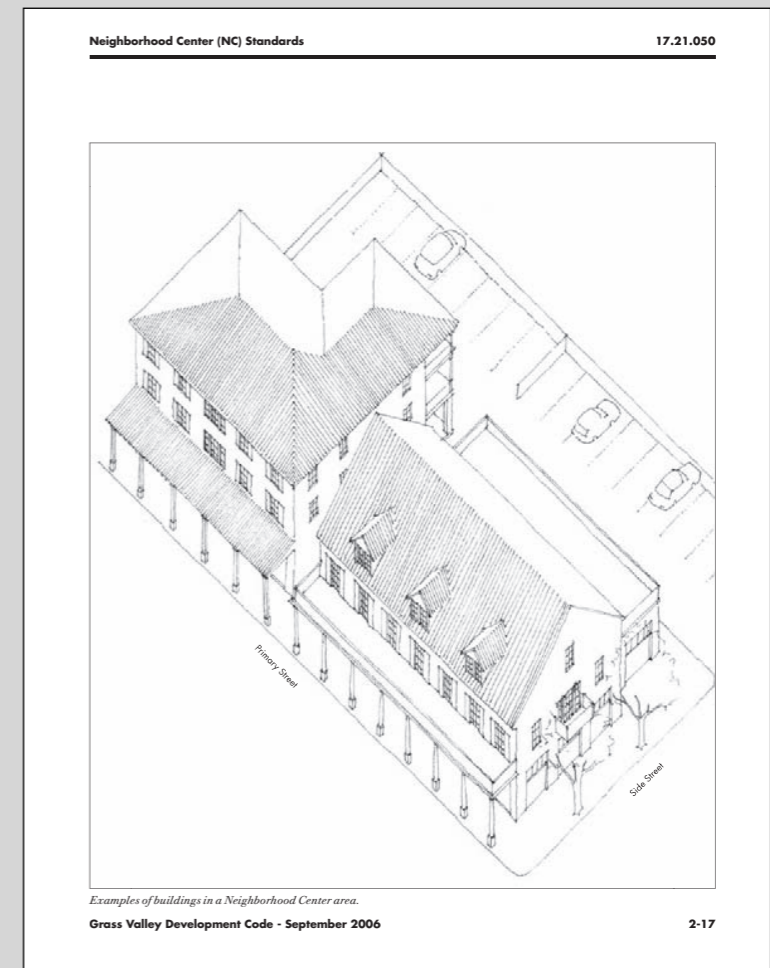
Table 2.2: Neighborhood Center (NC) Zone Allowed Land Uses and Permit Requirements

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, cafe, 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.

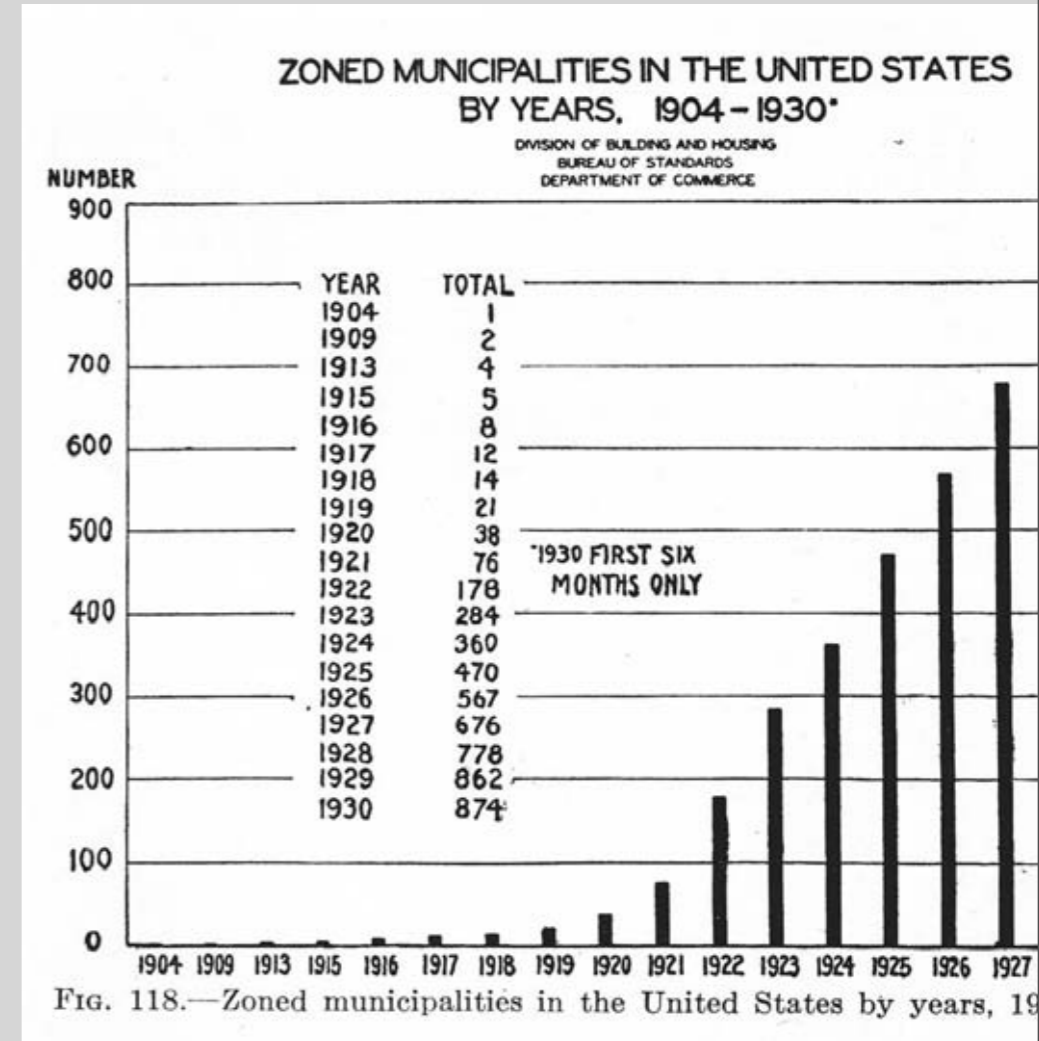
2-16 Grass Valley Development Code - September 2006



Concluding Thoughts

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



Resources:



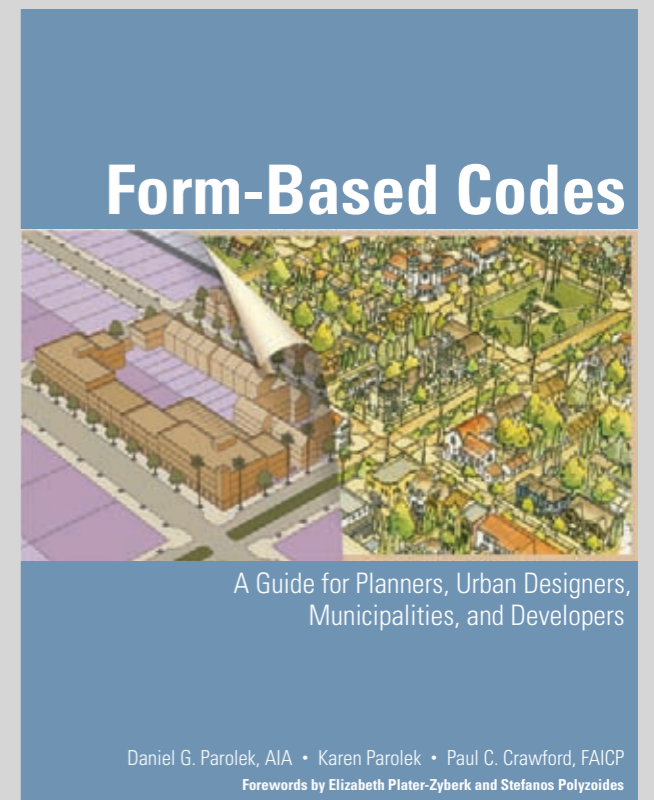
www.formbasedcodes.org

**Day Long Course:
ABCs of Form-Based Codes in Covington, KY
November 10, 2010**

www.opticosdesign.com

**“Form-Based Codes” Available on Amazon.com
or at opticosdesign.com**

*“The Most
Comprehensive
Source for
Form-Based*



Form-Based Codes

A Guide for Planners, Urban Designers,
Municipalities, and Developers

Daniel G. Parolek, AIA • Karen Parolek • Paul C. Crawford, FAICP
Forewords by Elizabeth Plater-Zyberk and Stefanos Polyzoides

Overview

Cincinnati Form-Based Code Application



Questions and Discussion

Q & A



Overview

Cincinnati Form-Based Code Application



Focus Neighborhoods: General Analysis and Mapping

Avondale

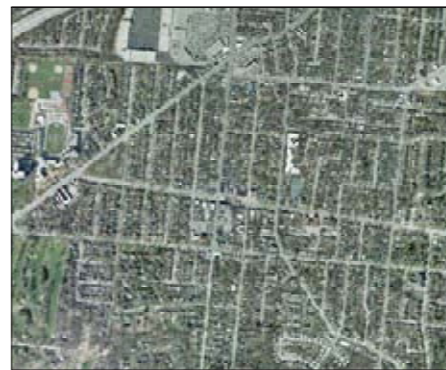
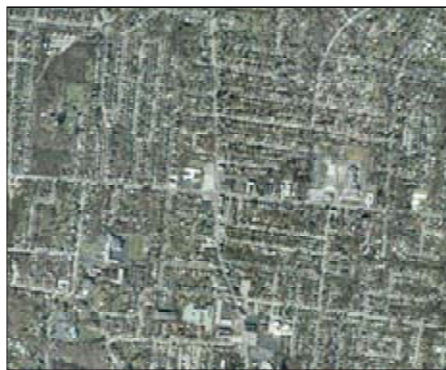
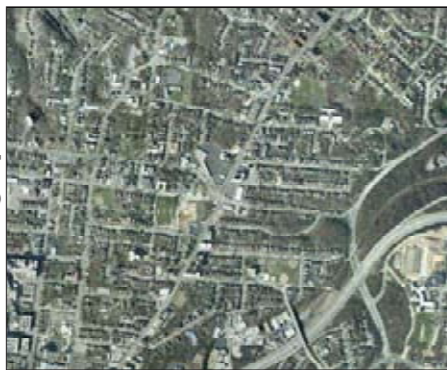
Clifton

College Hill

Hyde Park East

Hyde Park Square

Aerial Photograph



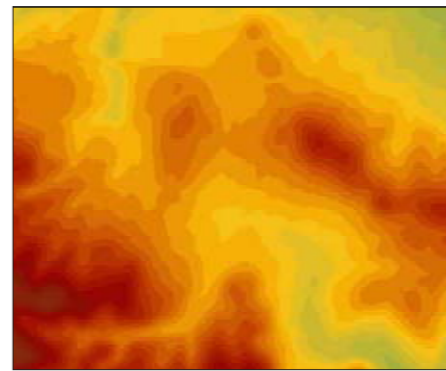
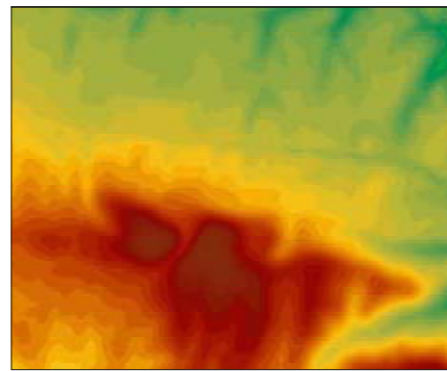
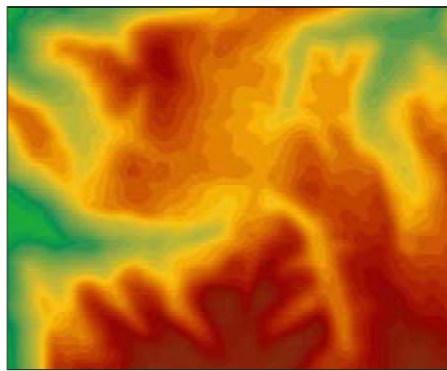
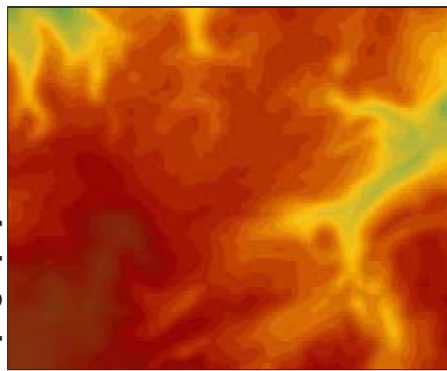
Transportation Network



Figure Ground



Topography



Madisonville

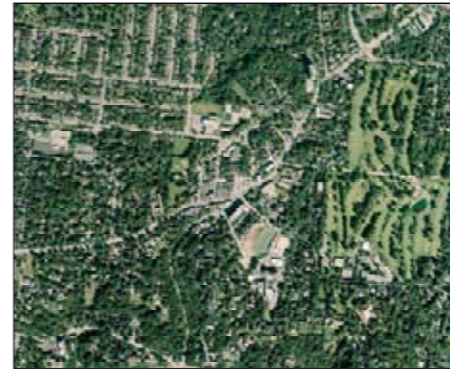
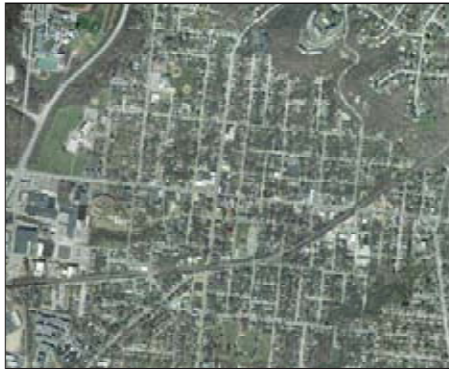
Northside

Oakley Square

O'Bryonville

Pleasant Ridge

Aerial Photograph



Transportation Network

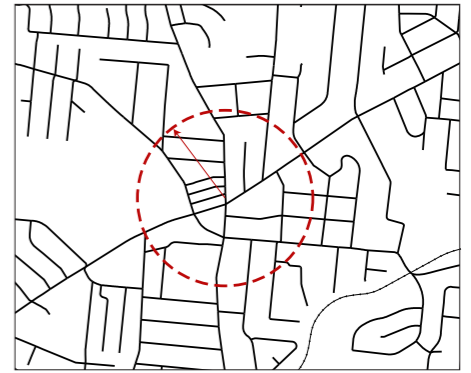
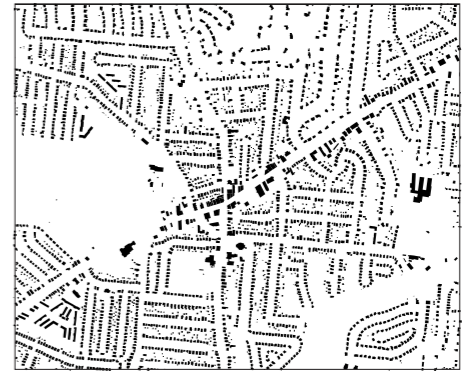
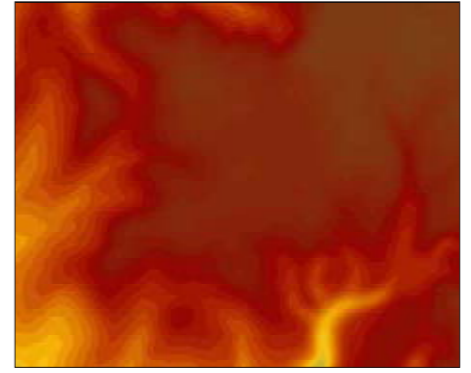
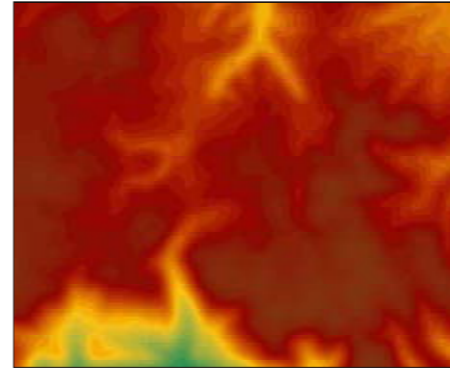
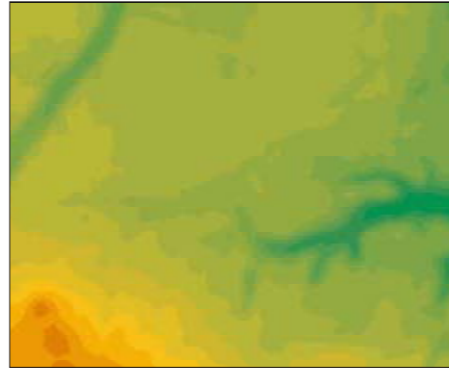
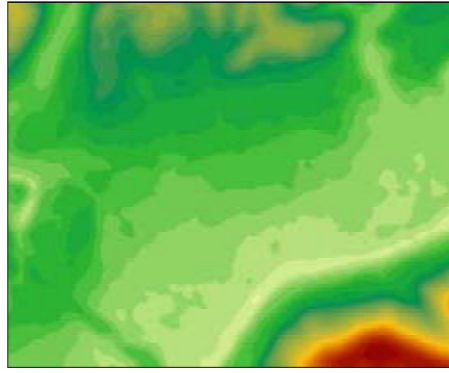
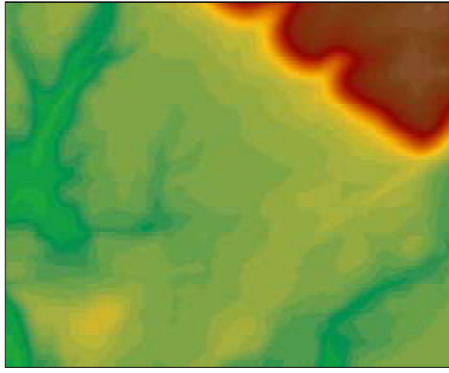


Figure Ground



Topography



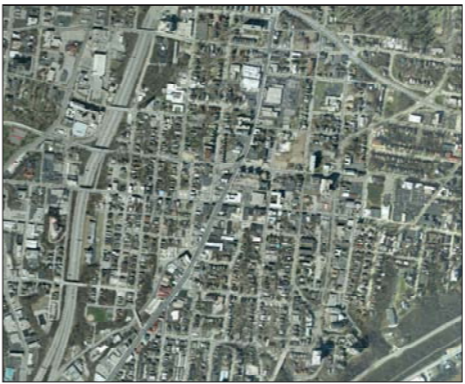
Overview

Cincinnati Form-Based Code Application

Roselawn

Walnut Hills

Aerial Photograph



Transportation Network

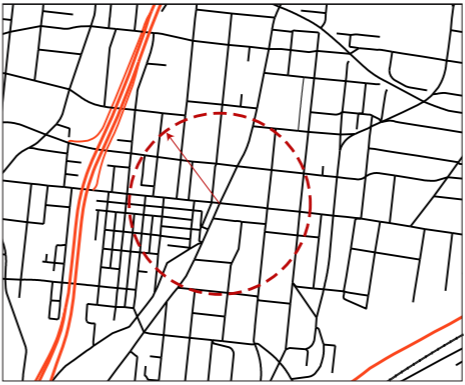
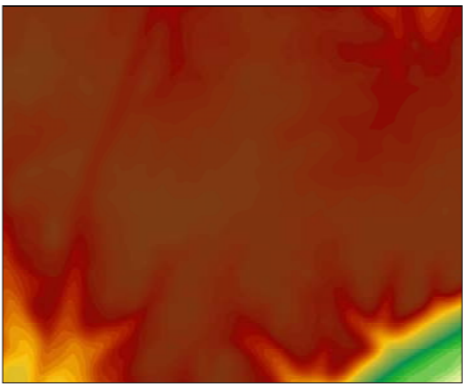
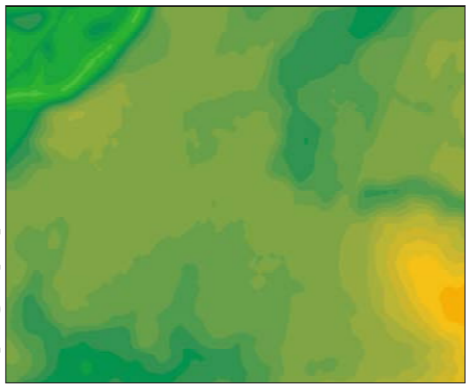


Figure Ground



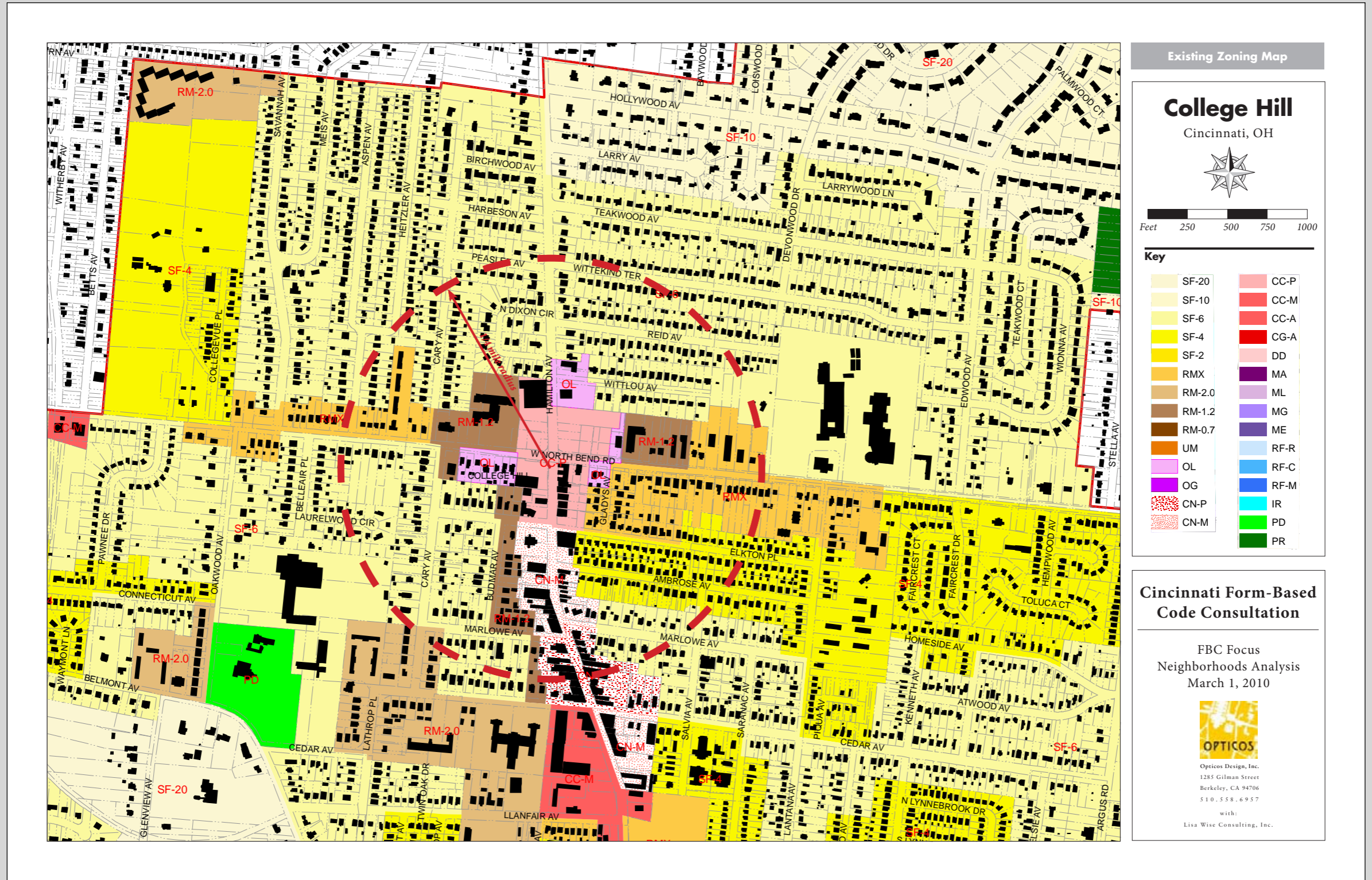
Topography



College Hill: General Character



College Hill: Existing Zoning & Figure Ground



Overview

Cincinnati Form-Based Code Application



College Hill: Overlays



Overview

Cincinnati Form-Based Code Application

College Hill: Connectivity



Overview

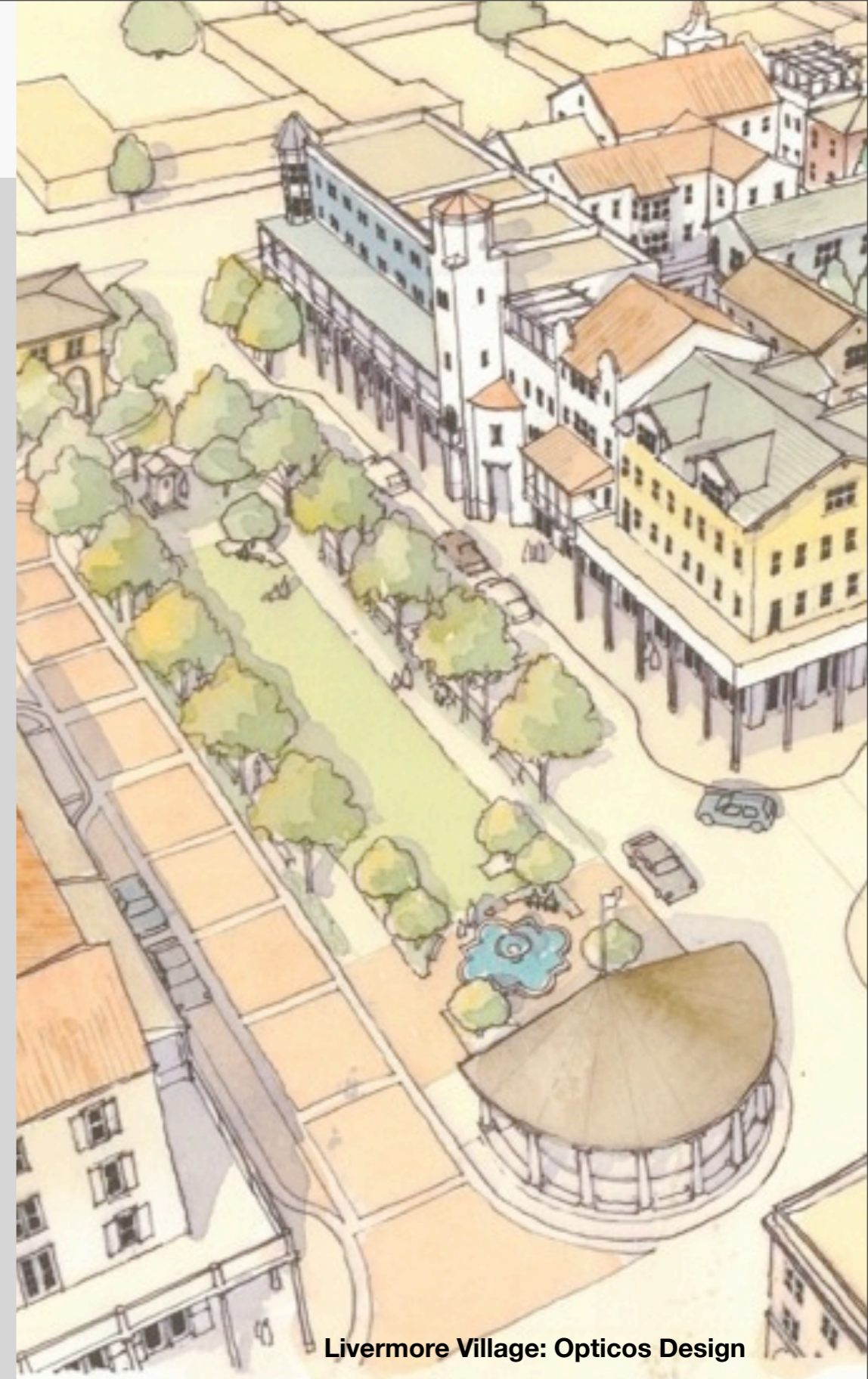
Cincinnati Form-Based Code Application



Preparing for FBC Application: Next Steps

Next Steps

1. Citywide charrette and Form-Based Code Drafted in Spring/Summer 2011
2. This gives the neighborhoods the Form-Based Code as a tool to implement a neighborhood vision
3. Neighborhood process is primarily about creating a vision and drafting a Regulating Plan to replace existing zones with form-based zones (transect zones)



Livemore Village: Opticos Design

Thoughts about the Neighborhoods

Overview

Cincinnati Form-Based Code Consultation

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

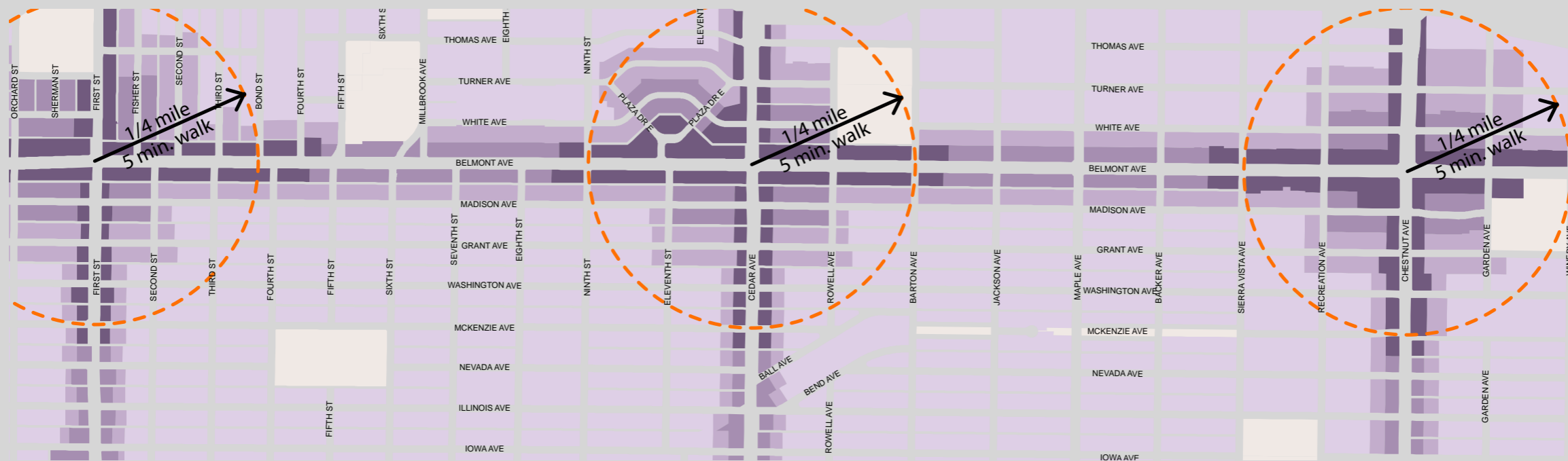
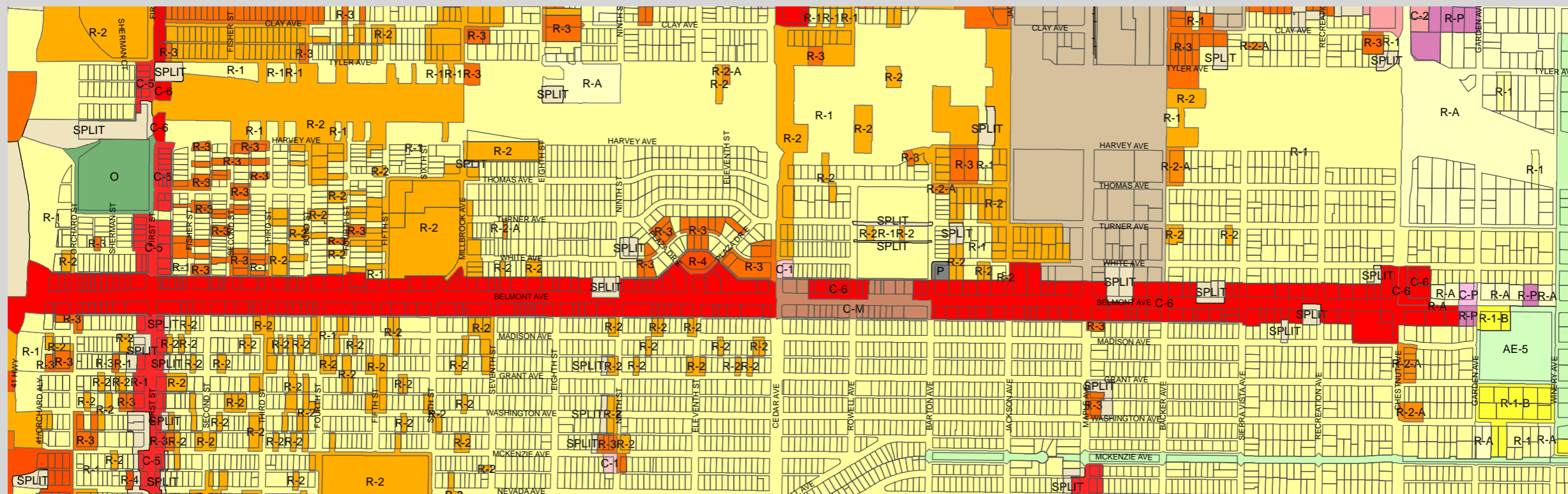


Overview

Cincinnati Form-Based Code Application



Neighborhood Main Streets: Primary Focus



Overview

Cincinnati Form-Based Code Application

Main Streets Lack Sense of Place or Reason to Stop



Overview

Cincinnati Form-Based Code Application



Do Not Compromise Walkability



Preferred Approach

Cincinnati Form-Based Code Application



Questions and Discussion

Q & A



Overview

Cincinnati Form-Based Code Application



The City of Cincinnati, Ohio: Creating a Form-Based Code to Preserve Community Character

Daniel Parolek

Principal, Opticos Design, Inc.

daniel.parolek@opticosdesign.com

www.opticosdesign.com

Neighborhood Workshop

October 2, 2010

