

# Form-Based Codes

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Form-based codes are simply zoning codes that emphasize (urban) *form* over (land) *use*...

Through accretion and/or inattention, conventional zoning's emphasis on use regulation did get out of hand for a time...



# 28 ways to say “retail”

- Antique stores
- Art galleries and shops
- Artists' studios except tattoo parlors and body piercing
- Artists' studios
- Bicycle repair shops
- Book or stationery stores
- Book stores
- Candy stores
- Clothing or ready-to-wear stores
- Confectionery stores
- Drugstores
- Dry goods or notions stores
- Florists or gift shops
- Furniture homes or stores
- Hardware stores
- Hobby shops
- Jewelry stores
- Media stores
- Music stores (instruments and recordings)
- Optical stores
- Pattern shops
- Photographic shops
- Shoe stores
- Sporting good stores
- Stationary stores
- Toy stores
- Video stores
- Shoe stores or shoe repair shops

# Pedestrian Safety with No Attention to Form



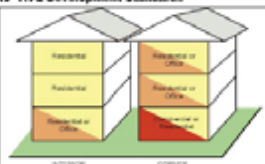
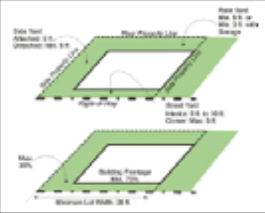
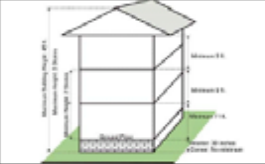
# Design-Based Codes

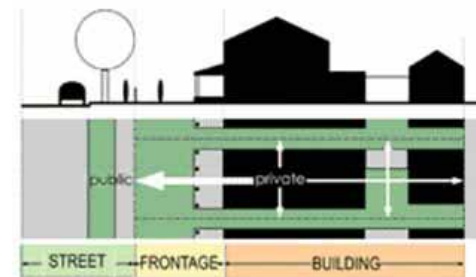
- Work from defining spatial pattern, such as an area or portion of a neighborhood, district or corridor
- De-emphasize land use in favor of building form
- Emphasize mixed uses and diversified housing
- Focus on streetscape and public realm

*Paul Crawford*

# Design-Based Coding

- Regulating Plan
- Development Standards
  - Height
  - Siting
  - Elements
  - Uses
- Streetscape Standards
- Landscape Standards
- Architectural Standards
- Definitions

4.6.5 TN-2 Development Standards	
<b>Use</b>	 <p><b>Single-Family Residential</b> Ground Floor: Residential or mixed use (see use table 4.4.2) Upper Floors: Residential</p> <p><b>Medium-Density Residential</b> Ground Floor: Residential or mixed use (see use table 4.4.2) Upper Floors: Residential or mixed use (see use table). No residential use shall be located below a residential use.</p> <p><b>Ground Floor Area</b> Residential: none. Commercial or office: 2,500 square feet maximum.</p> <p><b>Residential Density</b> 20 units per acre maximum 24 units per acre maximum for designated affordable housing.</p>
<b>Site</b>	 <p><b>Lot Area:</b> 2,500 SF minimum for attached residential; 3,000 SF minimum for all other uses.</p> <p><b>Lot Width:</b> 30 feet minimum.</p> <p><b>Street Front</b> Average street front for all contributing properties on the block front. For blocks without contributing structures: minimum side 5 feet maximum to 30 feet maximum; corner side 3 feet maximum.</p> <p><b>Garage Setback from Street:</b> 20 feet minimum.</p> <p><b>Building Footprint:</b> 75% of lot width maximum.</p> <p><b>Building Coverage:</b> 60% maximum.</p> <p><b>Rear Yard:</b> 5 feet maximum; garage with access to back: 3 feet minimum.</p> <p><b>Side Yard:</b> 0 feet on any alleys/drivels; all other sides 3 feet minimum.</p>
<b>Height</b>	 <p><b>Building Height:</b> 3 stories maximum, 3 stories minimum, all feet maximum.</p> <p><b>Floor Height</b> Ground floor: 11 feet minimum Upper floors: 8 feet maximum.</p> <p><b>Ground Floor Maximize</b> Minimum: 30 square feet minimum, including lot construction Corner side: no maximum.</p>



# Regulated Design Elements

- **Commercial**
  - Build-to
  - Hidden parking
  - Transparency
  - 1st floor retail
  - Total height
  - Roof pitch
  - Building materials
  - Street furniture

# Determinant of Urban Form: Street and Block Patterns



# Determinant of Urban Form: Building Size and Scale



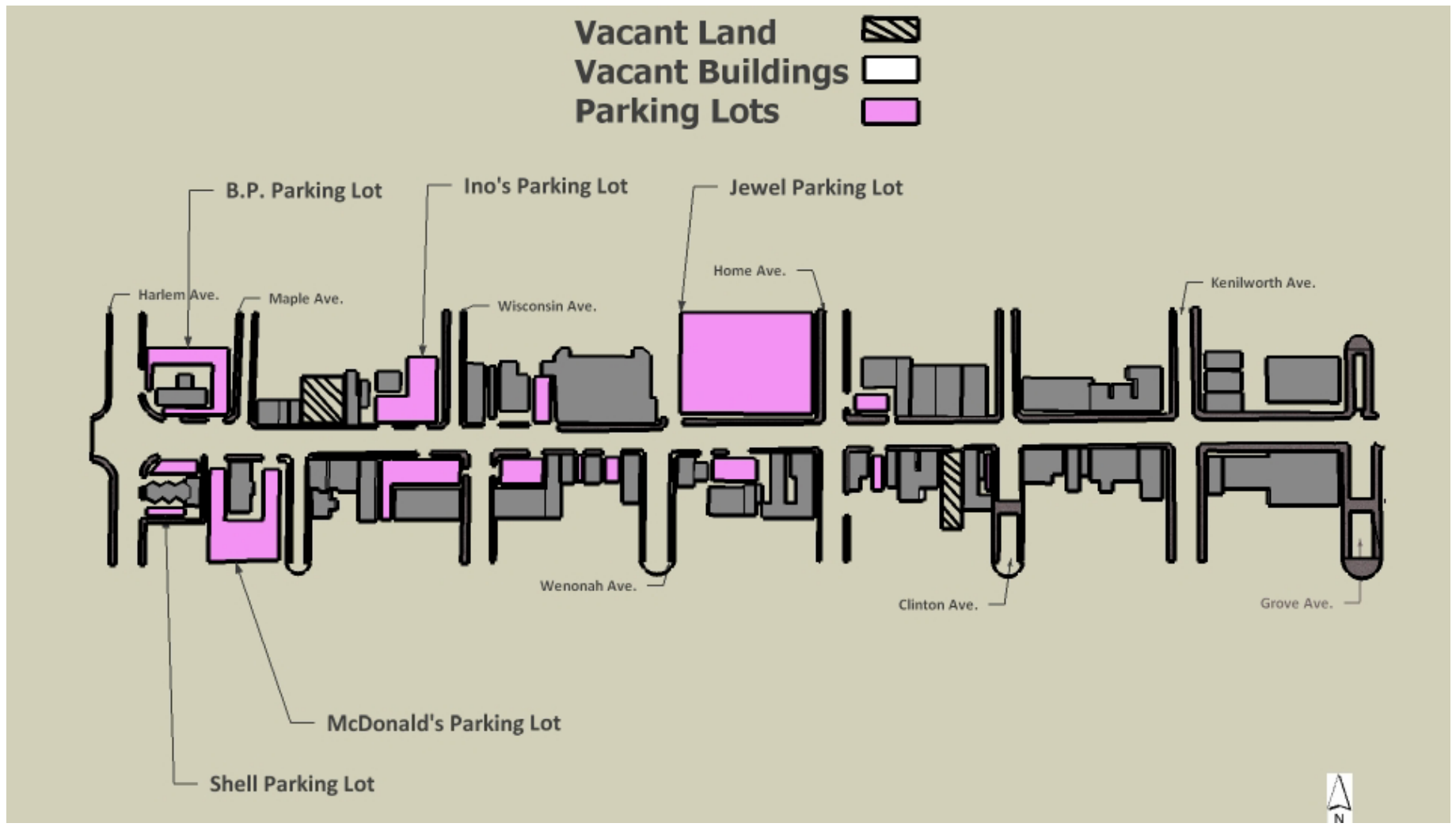
# Determinant of Urban Form: Relation of Buildings to the Street



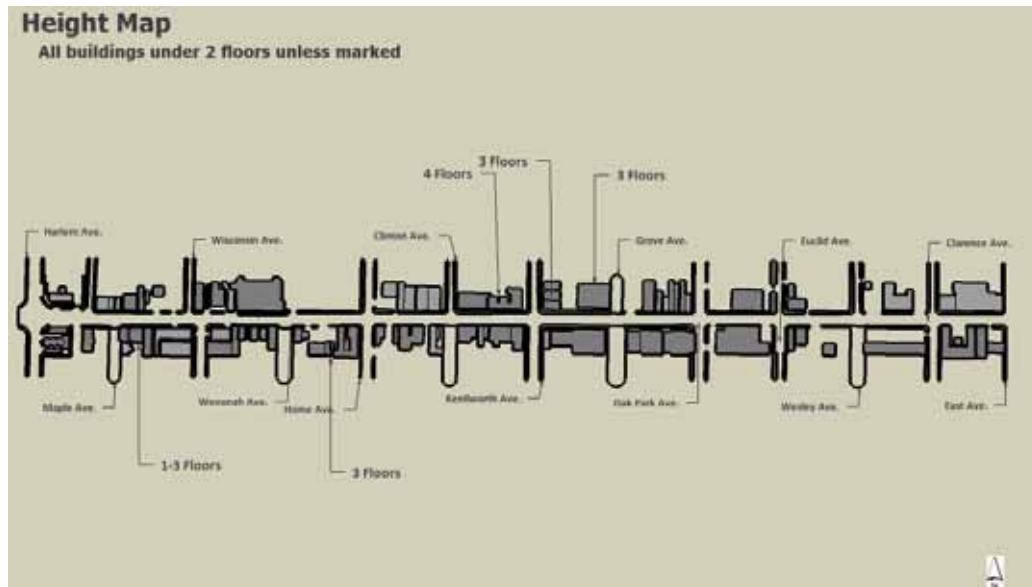
# A Simple Approach to Form-Based Coding



# Inventory Existing Conditions



# Inventory Predominant Characteristics

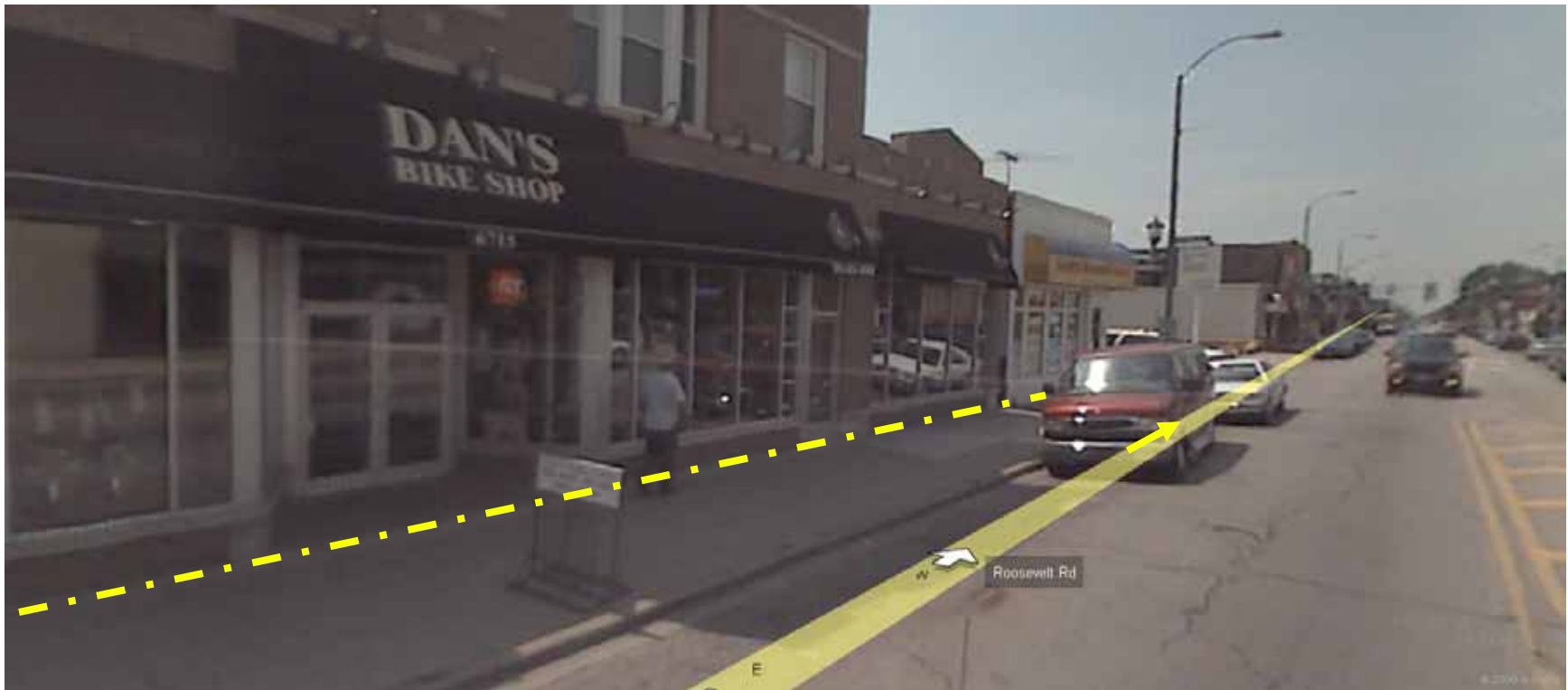


- Building Heights
- Setbacks
- Parking Arrangements
- Building Facades
- Entryways
- Building Sizes

# Establish Standards that Enhance and Protect Pedestrian Characteristics

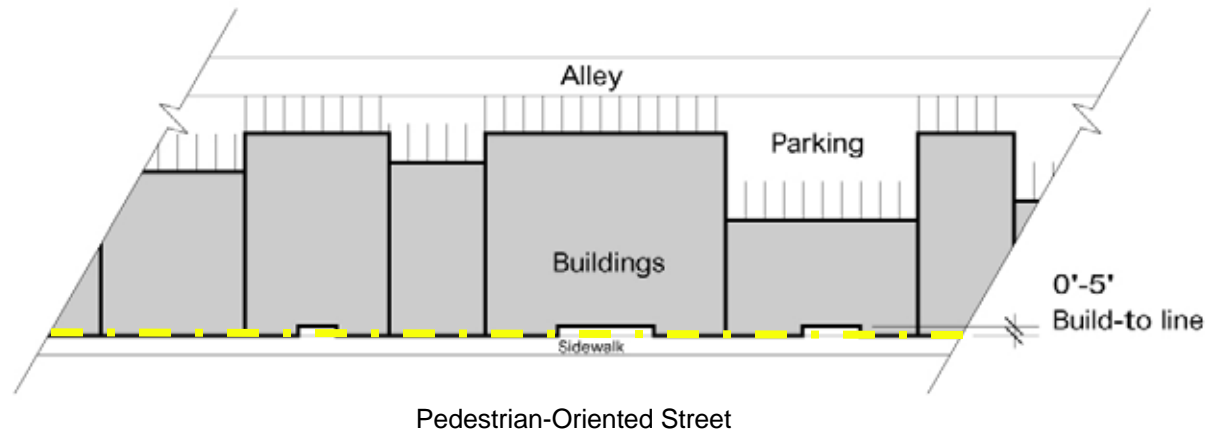
- Setbacks Not Required and Strictly Limited
- Parking Not Required and Parking Locations Limited
- Limit Driveways to Create Uninterrupted Sidewalks
- Require Display Windows
- Require Entryways and Awnings to Shops
- Limit Blank Walls Along the Street
- Discourage Auto-Oriented Uses--drive-throughs, strip malls, and gas stations

# No Building Setbacks Required



To create a continuous streetwall.

# Build to Within 5' of Sidewalk



To create a continuous streetwall.

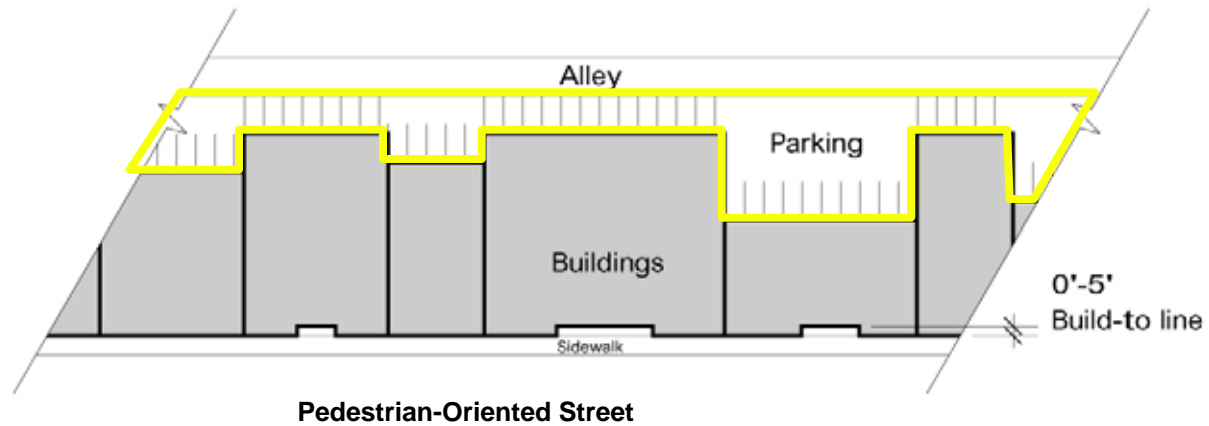
# Example: Large Setbacks, Parking in Front



# No Parking Required



# Parking Behind Building



To create a continuous streetwall.

# Parking Behind Building



To create a continuous streetwall.

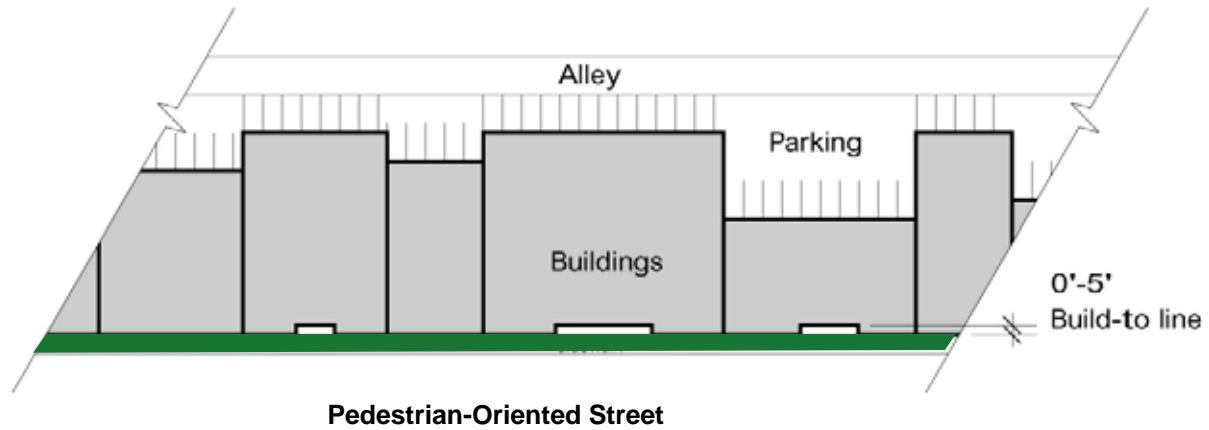
# Example: Parking/Drive Through in Front



# Limit Driveways



# Limit Driveways



For uninterrupted sidewalks.

# Windows Along Sidewalk



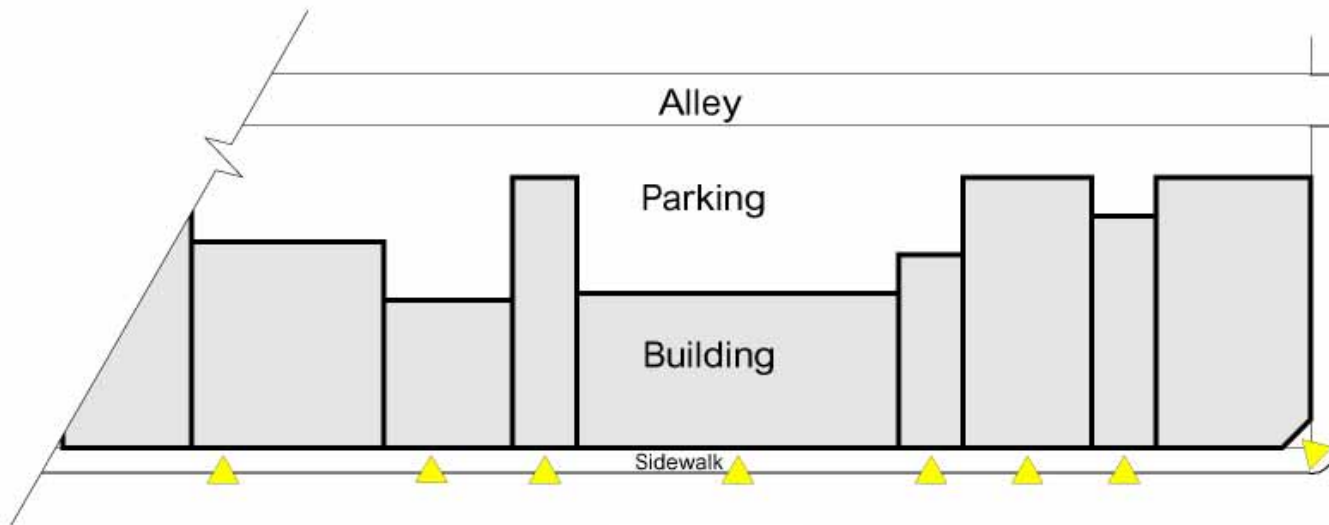
For transparent interesting facades.

# Entrances on Sidewalk



To promote activity on the sidewalk.

# Entrances on Sidewalk



To promote activity on the sidewalk.

# Use Storefronts, Awnings, Entryways to Break Up Building Facades



# Awnings, Windows, Entryways Break Up Building Facades



# Example: Blank Façade



# Example: Corner with Auto-Oriented Uses



# Encourage Restaurants without Drive-Through Lanes

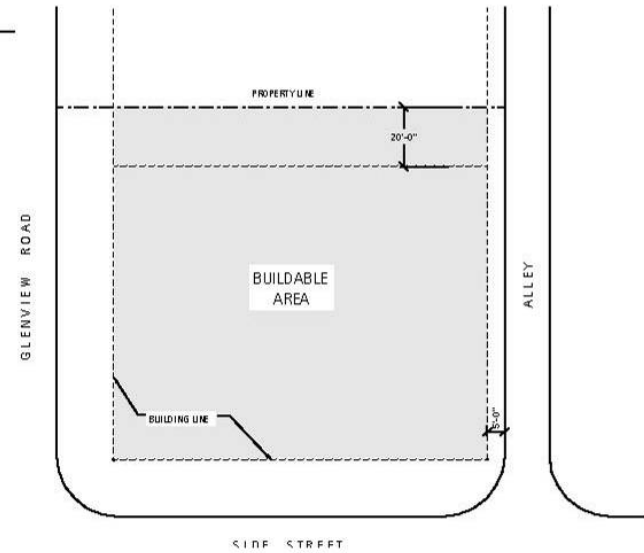


# Sample Form-Based Standards

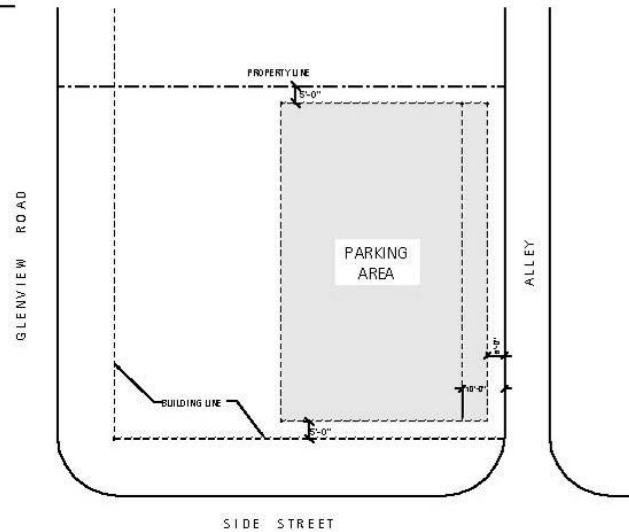
- All building construction shall maintain the established front building line along the east and west sides of North Marion Street. (Marion Street Overlay)
- None of the required off street may be located between the primary building on the site and the primary abutting street. Off-street parking shall be located at the side or rear of the primary building. (Transit-Related Retail District)
- Between Austin Boulevard and Oak Park Avenue the building or structure front yard setback shall be not less than zero (0) and not more than five (5) feet. (Madison Street Overlay District)

# Illustration of Building Siting and Parking Placement Rules

## Building Siting



## Parking Placement



Village of Glenview, Illinois

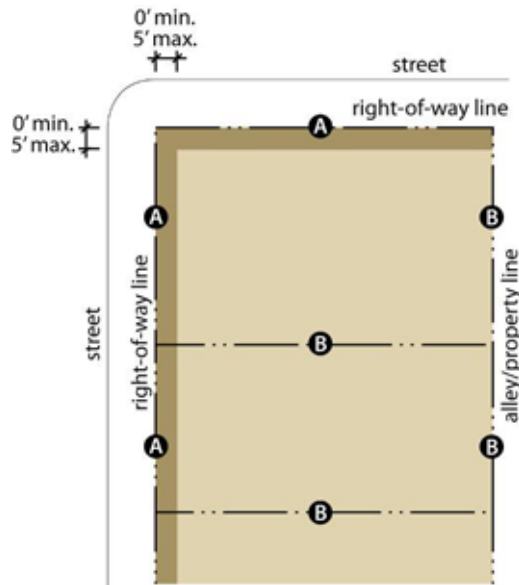
**Downtown Development Code**

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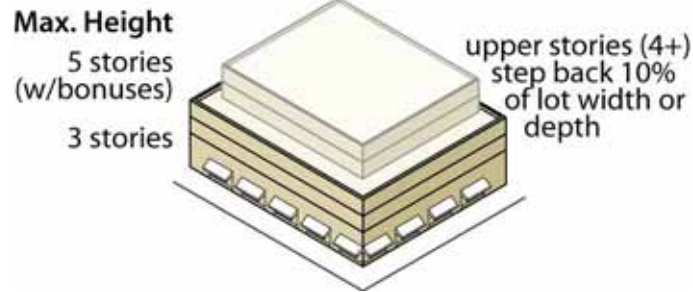
Figure 5: Glenview Road - Building Siting

# Form-Based Code Illustrations:

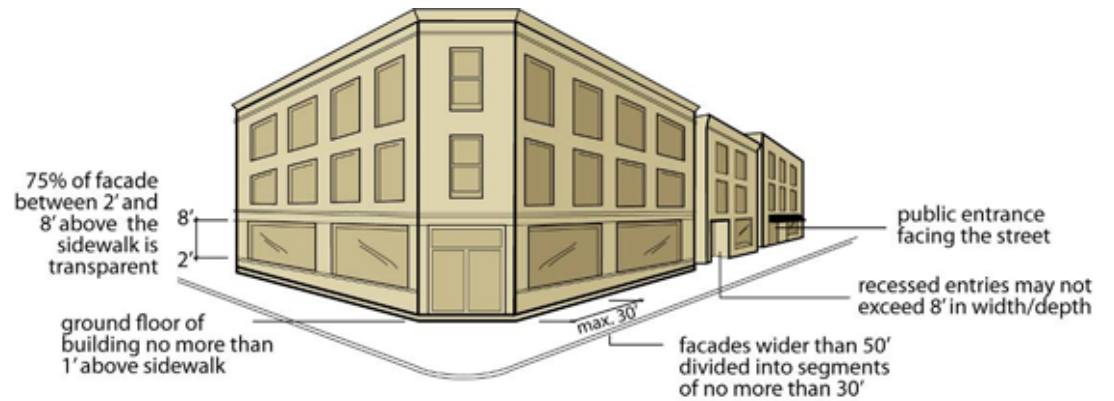
## Build-to Lines



## Building Heights



## Front Façade Treatments



Duncan Associates