Form-Based Codes 301

Preparing a Form-Based Code

Paul Crawford, FAICP, CNU
Crawford Multari & Clark Associates

Planning vs. Coding

A Comp Plan update should address urban design by:

- Defining "urban design boundaries" in addition to land use distinctions
- Describing the existing physical conditions and desired future conditions of each distinct place
- Describing City policy expectations for the desired character and quality of development in general, and in each sub-area

Planning vs. Coding

A Zoning Code update should address urban design by:

- Working out the details of urban design based on the policies and mapping in the General Plan
- Providing standards for development that will implement desired future physical conditions in each sub-area
- Configuring code standards and the development review process to make it easy for applicants to do what the City wants

Form-Based Code Concepts

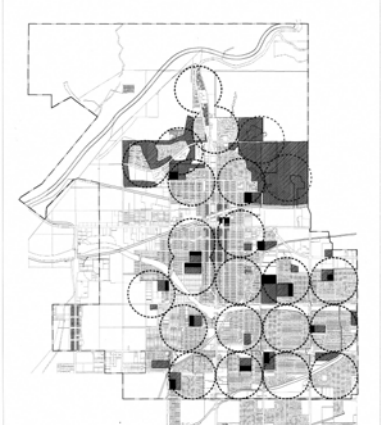
- Rules for building form as important as land use regulation
- Emphasis on mixed-use and mixed housing types
- Greater attention to streetscape and design of public realm; and the role of individual buildings in shaping the public realm
- Standards for building form and mass consciously based on context and/or desired changes
- Design-focused public participation process and existing conditions analysis

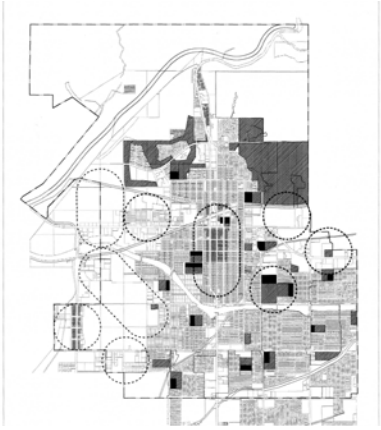
Form-Based Code Standards

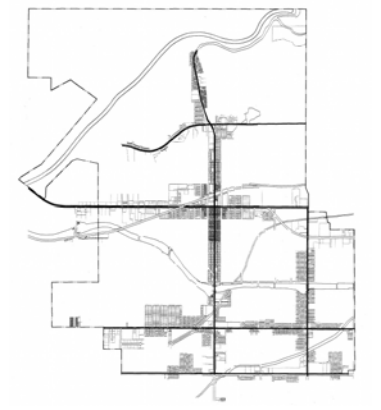
- FBCs include *most* conventional code standards
- Regulating Plan and zones maps intensity, form and character rather than simply land use
- Build-to lines may replace setbacks
- Frontage type requirements shape public realm
- Building type requirements relate buildings to the street and one another
- Street standards considered or revised when defining urban standards

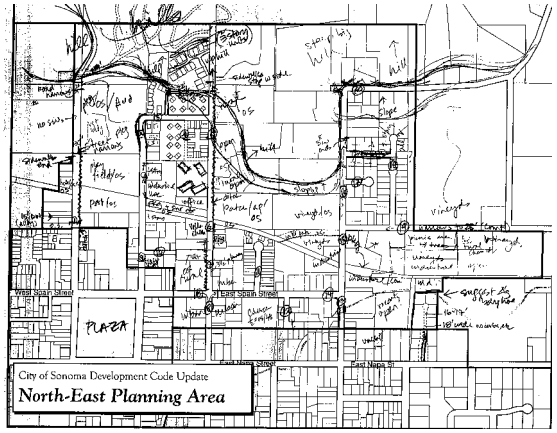
Preparing a Form-Based Code

1. Existing conditions analysis and inventory









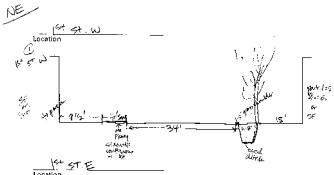
Planning Area Information Needs

Area: NE

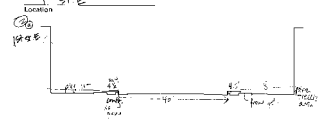
1. **Street Types** (by setback, wellscape, carriageway, and landscape)
   [illegible]
   [illegible]
   [illegible]
2. **Block Types** (shape, size, alleys, pseudonimes)
   [illegible]
3. **Building Types** (footprint, profile, streetfront, access by car or pedestrian, service areas)
   [illegible]
4. **Open Space Types** (front, back and side yards, squares and parks)
   [illegible]
5. **Parking Types** (parallel, diagonal, lots)
   [illegible]
6. **Natural Features** (creeks, significant trees, views, hills, etc.)
   [illegible]

NE

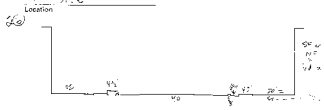
1st St. W
Location



1st ST E
Location



1st St. E
Location



SALINAS

SALINAS HIGH SCHOOL

LINCOLN ELEMENTARY SCHOOL

CHURCH

COMMUNITY CENTER

1 ..... Salinas High School
2 ..... Lincoln Elementary School
3 ..... Senior Center
4 ..... Church
5 ..... Community Center

A ..... Commercial Corridor
B ..... Mixed-Use Corridor
C ..... Industrial Corridor

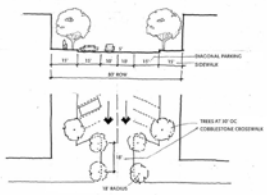
Moule & Polyzoides Architects and Urbanists

COMMERCIAL STREET : SALINAS

MAIN STREET

MAIN STREET

MAIN STREET



Movement ..... free
Design speed ..... 30 mph
Traffic ..... 1 way, 2 lanes each
Parking ..... Diagonal both sides
ROW width ..... 80'
Pavement width ..... 50'
Curb type ..... raised
Curb radius ..... 18'
Sidewalk width ..... 15'
Planting ..... Trees at 30' OC
Frontage ..... 3 story bldgs
Typical setback ..... 0'

Notes: Cobble -stoned crosswalk

URBAN LOCATION

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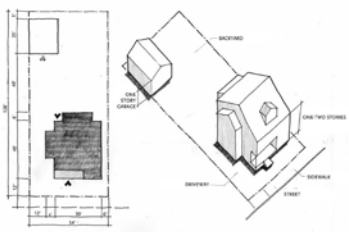
BUNGALOW : SALINAS



FRONT PORCH DETAIL

FRONT PORCH DETAIL

BLOCK LOCATION

Moule & Polyzoides Architects and Urbanists

Preparing a Form-Based Code

1. Existing conditions analysis and inventory

Preparing a Form-Based Code

1. Existing conditions analysis and inventory
2. Public visioning/charrette

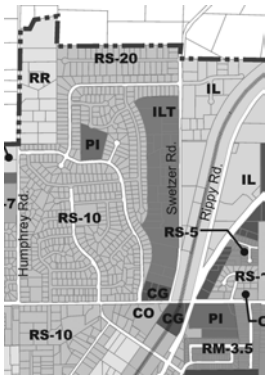
Ridgeway's

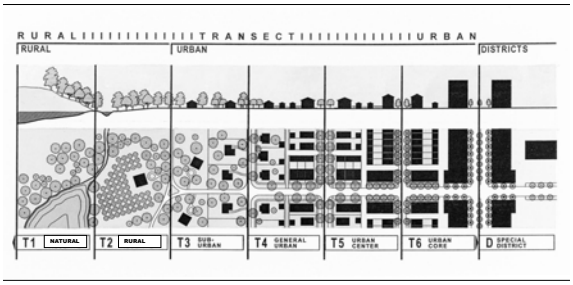
Preparing a Form-Based Code

1. Existing conditions analysis and inventory
2. Public visioning/charrette

Preparing a Form-Based Code

1. Existing conditions analysis and inventory
2. Public visioning/charrette
3. Regulating Plan and zones





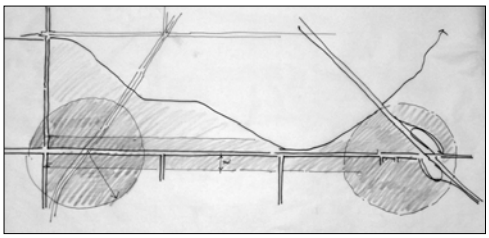
The Rural/Urban Transect

West Shaw Mixed-Use Activity Center

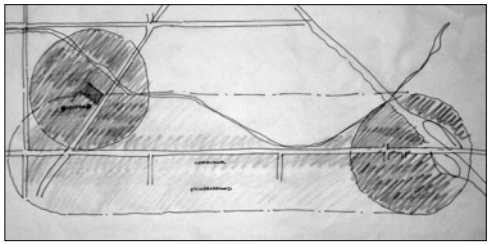
Demonstration Project Boundaries

West Shaw Mixed-Use Activity Center

Existing General Plan Land Use Designations

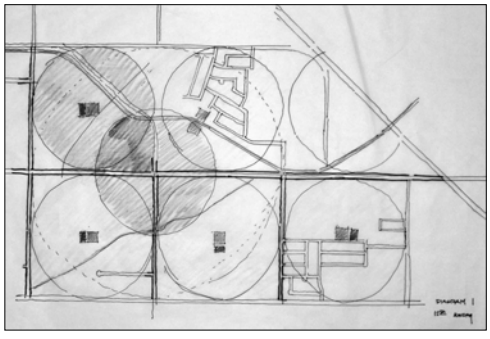


Conceptual Sketch Plans – Neighborhoods, Districts, Corridors



Conceptual Sketch Plans – Neighborhoods, Districts, Corridors

WEST SHAW URBAN DESIGN WORKSHOP – FRESNO, MAY 2005



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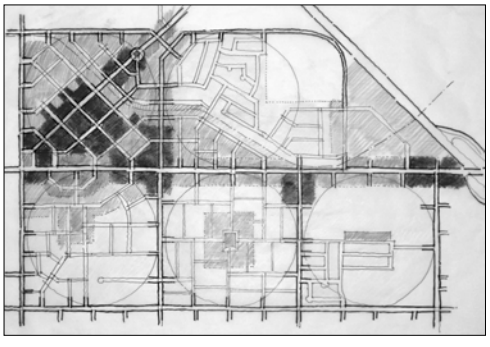
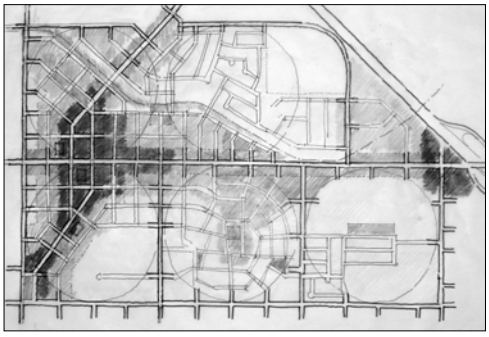


Draft Regulating Plan and zones – Alternative 1

WEST SHAW URBAN DESIGN WORKSHOP – FRESNO, MAY 2005



Draft Regulating Plan and zones – Preferred Alternative

Form-Based Zoning Prototypes
Town Center (TC) Zone

Town Center (TC). The TC zone is applied to areas intended for the most urban conditions within the City outside of the Downtown. Buildings of up to four stories may accommodate a mixture of land uses emphasizing ground-floor retail with offices and residential above. Lodging, restaurant, entertainment, and civic uses are also encouraged. Street frontages throughout this zone are pedestrian-oriented, and defined by building facades at the back of the sidewalk, with all off-street parking provided in structures or located away from street frontages, behind buildings.

Form-Based Zoning Prototypes
Neighborhood Center (NC) Zone

Neighborhood Center (NC). The NC zone is intended to establish a neighborhood focus that is distinguished by small-scale commercial and mixed-use buildings, together with courtyard housing and other residential buildings at higher densities than in the NG zone. Building heights are up to three stories. This zone will accommodate a variety of activities and services within easy walking distance from homes, supporting daily convenience shopping and personal service needs, and also providing opportunities for public gathering and social contact.

Form-Based Zoning Prototypes
Corridor (COR) Zone

Corridor (COR). The COR zone is applied to major transportation corridors and their bordering properties. This zone is intended to accommodate regional transportation needs, and provide connections between neighborhood centers, town centers, and the greater community, in balance with the objective of defining pedestrian-oriented, mixed-use places. The COR zone also provides transitional areas between high traffic volume streets and single-family neighborhoods. Buildings of up to three stories accommodate offices, live/work, and upper-floor residential with appropriate noise protection.

Form-Based Zoning Prototypes
Neighborhood General (NG) Zone

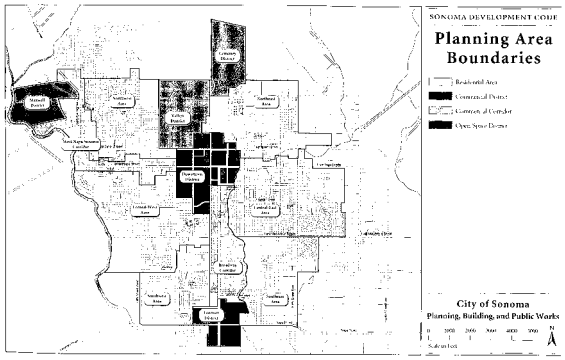
Neighborhood General (NG). The NG zone provides for a variety of residential building types and lot sizes, including detached one- and two-story single-family homes, duplexes, triplexes and fourplexes, sideyard housing, and bungalow courts, as well as parks.

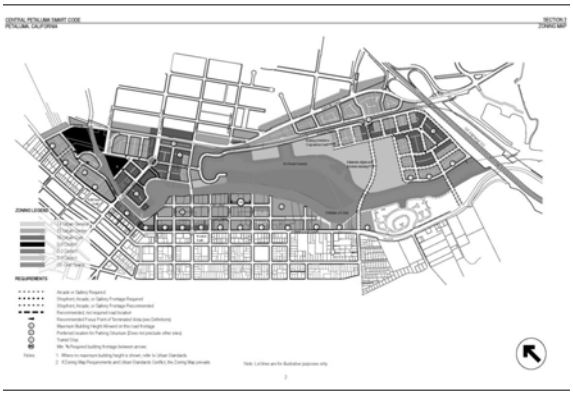
Form-Based Zoning Prototypes
Neighborhood Edge (NE) Zone

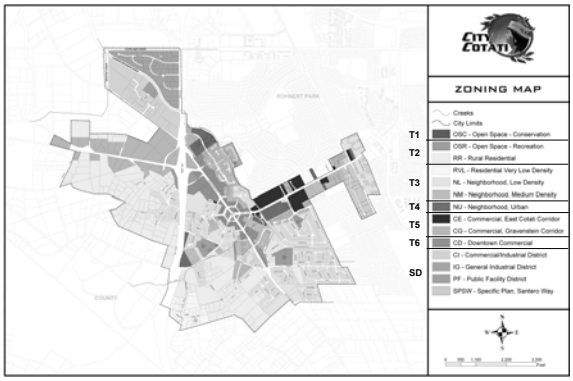
Neighborhood Edge (NE). The NE zone provides for detached, larger one and two-story single-family homes on larger lots, as well as parks.

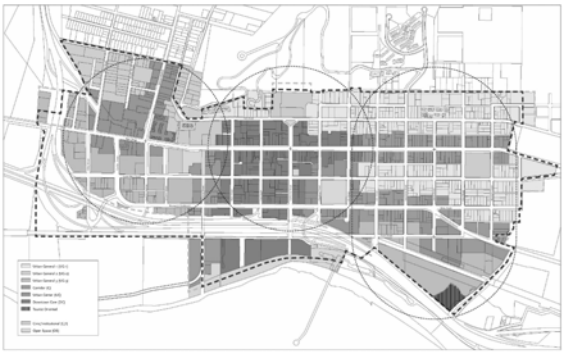
Overall Urban Design Plan

Draft Regulating Plan and Zones









Downtown Specific Plan
Cotati, California

1
Regulating Plan

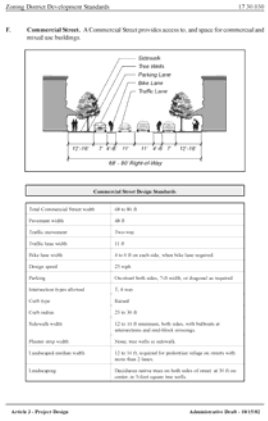
Crawford Multari Clark
Moule & Polyzoides
Architects and Urbanists

Preparing a Form-Based Code

1. Existing conditions analysis and inventory
2. Public visioning/charrette
3. Regulating Plan and zones

Preparing a Form-Based Code

1. Existing conditions analysis and inventory
2. Public visioning/charrette
3. Regulating Plan and zones
4. Develop urban standards (streets, blocks, building placement, height, land uses, etc.)

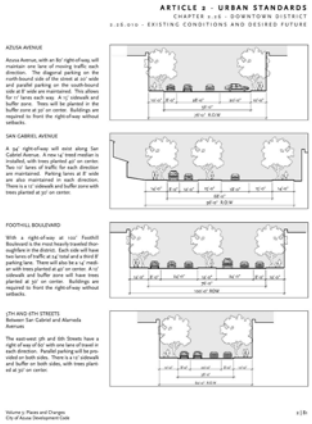


Zoning District Development Standards 17.30.030

F. **Commercial Street.** A Commercial Street provides access to, and space for commercial and mixed use buildings.

Commercial Street Design Standards	
Total Commercial Street width	68 to 80 ft
Pavement width	48 ft
Traffic movement	Two-way
Traffic lane width	11 ft
Bike lane width	4 to 6 ft on each side, when bike lane required
Design speed	25 mph
Parking	On-street both sides, 7-ft width, or diagonal as required
Intersection types allowed	T, 4 way
Curb type	Raised
Curb radius	25 to 30 ft
Sidewalk width	12 to 10 ft minimum, both sides, with bulbouts at intersections and mid-block crossings
Planter strip width	None; tree wells in sidewalk
Landscaped median width	12 to 16 ft, required for pedestrian refuge on streets with more than 2 lanes
Landscaping	Deciduous native trees on both sides of street at 30 ft on center in 5-foot square tree wells

Article 2 - Project Design Administrative Draft - 10/15/02



ARTICLE 2 - URBAN STANDARDS
CHAPTER 2.25 - DOWNTOWN DISTRICT
2.25.010 - EXISTING CONDITIONS AND DESIRED FUTURE

AZUSA AVENUE

Azusa Avenue, with an 80' right-of-way, will maintain one lane of moving traffic each direction. The diagonal parking on the north-bound side of the street at 10' wide and parallel parking on the south-bound side of 8' wide are maintained. This allows for 11' lanes each way. A 12' sidewalk and buffer zone. Trees will be planted in the buffer zone at 30' on center. Buildings are required to front the right-of-way without setbacks.

SAN GABRIEL AVENUE

A 94' right-of-way will exist along San Gabriel Avenue. A new 14' trees median is installed, with trees planted 40' on center. Two 10' lanes of traffic for each direction are maintained. Parking lanes at 8' wide are also maintained in each direction. There is a 12' sidewalk and buffer zone with trees planted at 30' on center.

FOOTHILL BOULEVARD

With a right-of-way at 100' Foothill Boulevard is the most heavily traveled thoroughfare in the district. Each side will have two lanes of traffic at 14' total and a third 8' parking lane. There will also be a 14' median with trees planted at 40' on center. A 12' sidewalk and buffer zone will have trees planted at 30' on center. Buildings are required to front the right-of-way without setbacks.

5TH AND 6TH STREETS
Between San Gabriel and Alameda Avenues

The east-west 5th and 6th Streets have a right-of-way of 60' with one lane of travel in each direction. Parallel parking will be provided on both sides. There is a 12' sidewalk and buffer on both sides, with trees planted at 30' on center.

Volume 3: Places and Changes
City of Azusa Development Code

BLOCK AND SUBDIVISION STANDARDS

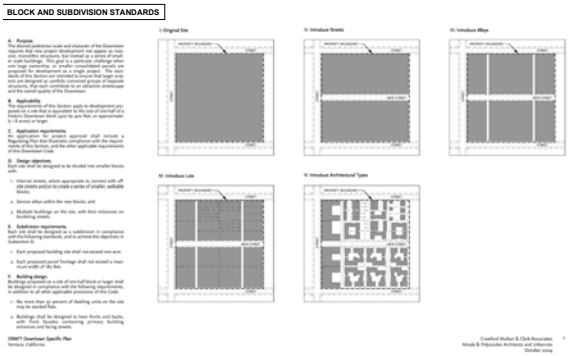
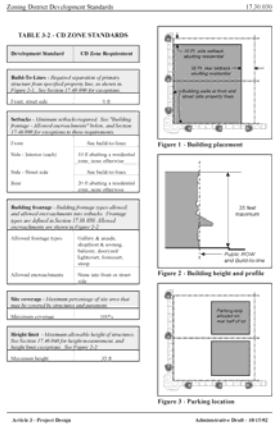


Table 3-7
Central-East Area: New Subdivisions of 5+ Lots

Development Feature	Requirements by Zoning District *Setbacks, Site Coverage, Open Space and Height*		
	R-L	R-S	R-M
Setbacks	*Minimum setbacks required for primary structures. See Section 19.40.110 for setback measurement, allowed projections into setbacks, exceptions, and design guidelines for setbacks.*		
Front *Streetside*[1]	A variety of setbacks, compatible with neighborhood conditions, shall be normally be required at the discretion of the Planning Commission. An average setback of 25 feet shall be maintained.		20 ft
Side *One-story*	7 ft minimum, 18 feet combined.	As approved by the Planning Commission, except that in no case shall a setback of less than 5 feet be allowed.	5 ft minimum, 15 feet combined.
Side *Two-story*	3 feet for every 5 feet (or fraction thereof) of height above 15 feet[2] in addition to the normal requirement for one story structures.		5 ft minimum on two-story side.
Rear	20 ft		15 ft
Garage Front	20 ft from the front of the primary structure.	20 ft from the front of the primary structure.	20 ft from the front of the primary structure.
Coverage	*Maximum building coverage as a percentage of site area, excluding porches and detached garages.*		
One-story	40%	40%	50%
Two-story[3]	30%	30%	40%
Open Space	*See Section 19.40.070 for design requirements.*		
Residential Common	N.A.	500 sq. ft. per unit, any combination of shared or private.	25% of site.
Residential Private	N.A.		400 sq. ft. per unit.
Height	*Ridge height measured from finished grade. See Section 19.40.060 for applicability and exceptions.*		
Primary Structure	35 ft. on parcels of 15,000 sq. ft. or greater; otherwise 30 ft.	30 ft.	30 ft.

Notes:
1. Front porches may extend up to 10 feet into front setback (or street-side setback for wrap-around porches).
2. Measured at building wall, not ridge.
3. Applies when 2-story building area exceeds 30% of one-story area.



Zoning District Development Standards 17.30.030

TABLE 3-2 - CD ZONE STANDARDS

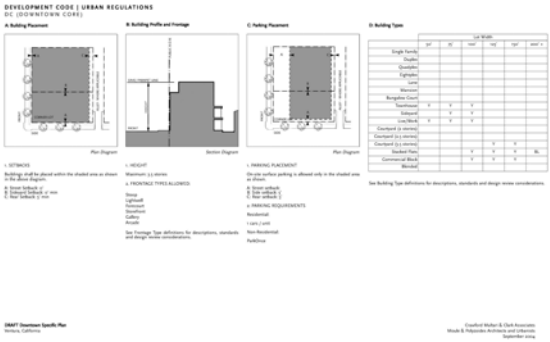
Development Standard	CD Zone Requirement
Build-To-Lines - *Required separation of primary structure from specified property line, as shown in Figure 3-1. See Section 17.40.090 for exceptions.*	
Front, street side	5 ft
Setbacks - *Minimum setback required. See "Building Frontage - Allowed encroachments" below, and Section 17.40.090 for exceptions to these requirements.*	
Front	See build-to-lines
Side - Interior (each)	10 ft abutting a residential zone, none otherwise
Side - Street side	See build-to-lines
Rear	20 ft abutting a residential zone, none otherwise
Building frontage - *Building frontage types allowed and allowed encroachments into setbacks. Frontage types are defined in Section 17.30.050. Allowed encroachments are shown in Figure 3-2.*	
Allowed frontage types	Gallery & arcade, shopfront & awning, balcony, dooryard, lightcourt, forecourt, stoop
Allowed encroachments	None into front or street side
Site coverage - *Maximum percentage of site area that may be covered by structures and pavement.*	
Maximum coverage	100%
Height limit - *Maximum allowable height of structures. See Section 17.40.040 for height encroachment, and height limit exceptions. See Figure 3-2.*	
Maximum height	35 ft

Figure 1 - Building placement

Figure 2 - Building height and profile

Figure 3 - Parking location

Article 3 - Project Design Administrative Draft - 10/15/02



DRAFT Downtown Specific Plan Ventura, California Crawford Multari & Clark Associates Moule & Polyzoides Architects and Urbanists September 2004

23.42.010
(as amended by Ord. 1500
4/14/75)

Chapter 23.42 C-1 (GENERAL SHOPPING) DISTRICTS

Sections:

23.42.010 Uses Permitted.
23.42.015 Departmental Review Uses.
23.42.020 Conditional Uses.
23.42.030 Building Site Area.
23.42.040 Special Requirements.

23.42.010 Uses Permitted. Uses permitted shall be as follows provided that aggregate shopping center or individual establishment floor area shall not exceed 10,000 square feet:

(1) Bakeries;
(2) Banks;
(3) Barber shops;
(4) Bars;
(5) Beauty parlors;
(6) Cleaners (agency only);
(7) Cocktail lounges;
(8) Comfort stations;
(9) Confectionaries;
(10) Food markets;
(11) Hardware stores;
(12) Laundry agencies and laundromats;
(13) Liquor stores;
(14) Music stores;
(15) Notions;
(16) Parking lots;
(17) Public parks, playgrounds and recreation buildings;
(18) Residences (not on ground floor);
(19) Restaurants;
(20) Shoe repair shops;
(21) Small appliances and electronic sale or repair (within a building);
(22) Variety stores;
(23) Appliance stores;
(24) Book stores;
(25) Clothing stores (men and women);
(26) Dry goods;
(27) Department stores;
(28) Florists;
(29) Furniture stores (new only, entirely within a building);
(30) Home furnishing (new only, entirely within a building);
(31) Hobby shops;
(32) Offices;
(33) Jewelry shops;
(34) Millinery, dress making and tailor shops;
(35) Newspaper stands;
(36) Nurseries (plant and shrub);
(37) Nurseries (children's);
(38) On-site signs which do not exceed the height of the building and with an aggregate area not to exceed sixty square feet,
(39) Pet shops and supplies;
(40) Photographers studios;
(41) Photographic supplies;

The Trouble with Land Uses

19. Baths, Turkish
25. Boxing arena
28. Chinchillas, retail sales
41. Eleemosynary institutions
42. Embalming business
95. Physical culture institution
109. Potato chip manufacturing
127. Tombstones, retail sales
135. Turkish bath

Land Use Standards

Philosophical positions:

- Certain land uses and activities will always be inherently incompatible, will conflict with, and interfere with one another and, therefore, must be physically separated.
- Any land use or activity can harmoniously co-exist with another if their sites and buildings are properly designed.

Defining Land Use Types

Alternative approaches to defining and regulating uses:

- Exhaustively list the universe of possibilities
- List generic use types with exceptions
- Just let go

Defining Land Use Types

Categories of Use:

- Agriculture, resource, open space
- Industry, manufacturing, processing, warehousing
- Lodging
- Recreation, education, public assembly
- Residential
- Retail trade
- Services – Business/professional, general
- Transportation, communications, infrastructure

Regulating Land Use – Simplify, Consider Performance

General Retail, except

- Operating between 9 pm and 7 am
- With alcoholic beverage sales
- With drive-through facilities
- Selling used merchandise
- With floor area over 50,000 sq.ft.
- With on-site production of items sold

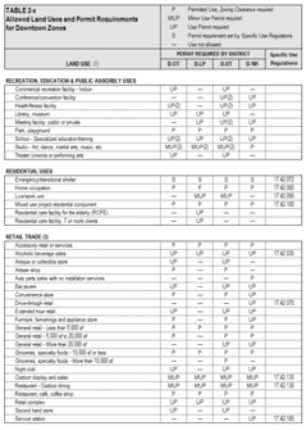


TABLE 2-x
Allowed Land Uses and Permit Requirements for Downtown Zones

P — Permitted Use, Zoning Clearance required
MUP — Minor Use Permit required
UP — Use Permit required
S — Permit requirement set by Specific Use Regulations
— — Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	D-DT	D-LP	D-ST	D-WI	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES					
Commercial recreation facility - Indoor	UP	—	UP	—	
Conference/convention facility	—	—	UP(2)	UP	
Health/fitness facility	UP(2)	—	UP(2)	UP	
Library, museum	UP	UP	UP	—	
Meeting facility, public or private	—	UP	UP(2)	UP	
Park, playground	P	P	P	P	
School - Specialized education/training	UP(2)	UP	UP(2)	UP	
Studio - Art, dance, martial arts, music, etc.	MUP(2)	MUP(2)	MUP(2)	P	
Theater (cinema or performing arts	UP	—	UP	—	
RESIDENTIAL USES					
Emergency/transitional shelter	S	S	S	S	17.42.070
Home occupation	P	P	P	P	17.42.080
Live/work unit	—	MUP	MUP	—	17.42.090
Mixed use project-residential component	P	P	P	P	17.42.100
Residential care facility for the elderly (RCFE)	—	UP	—	—	
Residential care facility, 7 or more clients	—	UP	—	—	
RETAIL TRADE (3)					
Accessory retail or services	P	P	P	P	
Alcoholic beverage sales	UP	UP	UP	UP	17.42.030
Antique or collectible store	UP	—	UP	—	
Artisan shop	P	—	P	—	
Auto parts sales with no installation services	—	—	—	P	
Bar/pub	UP	—	UP	UP	
Convenience store	P	—	P	UP	
Drive-through retail	—	—	—	UP	17.42.070
Extended hour retail	UP	—	UP	UP	
Furniture, furnishings and appliance store	P	—	P	UP	
General retail - Less than 5,000 sf	P	P	P	P	
General retail - 5,000 sf to 20,000 sf	P	—	P	P	
General retail - More than 20,000 sf	—	—	UP	UP	
Groceries, specialty foods - 10,000 sf or less	P	P	P	P	
Groceries, specialty foods - More than 10,000 sf	—	—	P	—	
Night club	UP	—	UP	UP	
Outdoor display and sales	MUP	MUP	MUP	MUP	17.42.130
Restaurant - Outdoor dining	MUP	MUP	MUP	MUP	17.42.130
Restaurant, café, coffee shop	P	P	P	P	
Retail complex	UP	UP	UP	UP	
Second hand store	UP	—	UP	—	
Service station	—	—	—	UP	17.42.160

TABLE 2-x
Allowed Land Uses and Permit Requirements for Downtown Zones

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MUP	Minor Use Permit required
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LAND USE (1)	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	D-OT	D-LP	D-GT	D-WI	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL					
ATM	P	P	P	P	
Bank, financial services	P	—	P	P	
Business support service	P	P	P	P	
Medical services - Doctor office	P(2)	P(2)	P(2)	P	
Medical services - Clinic, urgent care	—	—	—	P	
Office - Accessory	P	P	P	P	
Office - Business/service	P(2)	P	P(2)	P	
Office - Government	UP	UP	UP	UP	
Office - Processing	UP(2)	—	UP(2)	—	
Office - Professional/administrative	P(2)	P	P(2)	P	
SERVICES - GENERAL					
Accessory retail or services	P	P	P	P	17.42.070
Adult day care	UP(2)	UP(2)	UP(2)	UP	
Child day care center	UP(2)	UP(2)	UP(2)	UP	
Drive-through service	—	—	—	UP	17.42.070
Lodging - Bed & breakfast inn (B&B)	UP	UP	UP	—	
Lodging - Hotel or motel	—	—	UP	UP	
Personal services	P	P	P	P	
Public safety facility	—	—	—	UP	
Social service organization	—	—	UP(2)	UP	
Vehicle services - Minor maintenance/repair	—	—	—	UP	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE					
Broadcasting studio	UP(2)	—	UP(2)	UP	
Parking facility, public or commercial	UP	UP	UP	UP	
Transit station or terminal	UP	UP	UP	UP	

Key to Zoning District Symbols

D-OT	Downtown - Old Town	D-GT	Downtown - Uptown
D-LP	Downtown - La Plaza	D-WI	Downtown - Highway 101

Notes:
(1) See Article 9 for land use definitions.
(2) Use allowed only on second or upper floors, in compliance with Section 17.24.060.B (Limitation on Location of Allowable Uses), or behind an allowed ground floor street frontage use.
(3) See Section 17.42.100 (Retail Use Maximum Floor Area).

Preparing a Form-Based Code

1. Existing conditions analysis and inventory
2. Public visioning/charrette
3. Regulating Plan and zones
4. Develop urban standards (streets, blocks, building placement, height, land uses, etc.)

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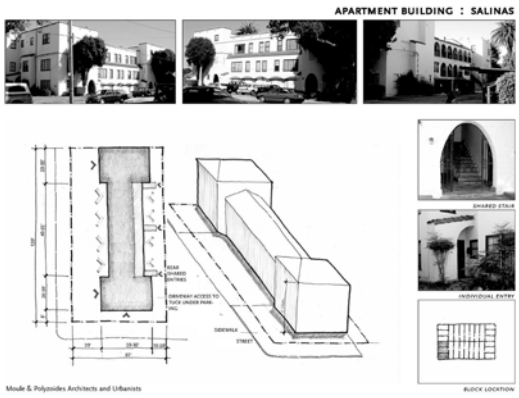


Building Typology

- Single Dwelling
- Accessory Unit, Carriage House
- Duplex, Triplex, Fourplex
- Mansion Apartment
- Bungalow Court
- Rowhouse/Townhouse
- Sideyard Housing
- Live/Work
- Courtyard Housing
- Stacked Flats
- Commercial Building
- Flex/Mixed Use Building

Urban General 1 (UG-1)

Building Type	Lot Width at Street Frontage					
	50 ft	75 ft	100 ft	125 ft	150 ft	200+
Single-Family						
Duplex						
Quadruplex						
Eightplex/Mansion						
Lane Housing						
Bungalow Court						
Townhouse						
Sideyard Housing						

Urban General 1 (UG-1)

Building Type	Lot Width at Street					
	50 ft	75 ft	100 ft	125 ft	150 ft	200+
Live/Work (Flex/Flex)						
Courtyard Housing – 2-story						
Courtyard Housing – 2-1/2-stories						
Courtyard Housing – 3-1/2-stories						
Stacked Flats						
Mixed-Use/Flex Building						
Blended Types						

Urban Core (UC)

Building Type	Lot Width at Street Frontage					
	50 ft	75 ft	100 ft	125 ft	150 ft	200+
Single-Family						
Duplex						
Quadruplex						
Eightplex/Mansion						
Lane Housing						
Bungalow Court						
Townhouse	Side Street Only	Side Street Only	Side Street Only			
Sideyard Housing		Side Street Only	Side Street Only			

Urban Core (UC)

Building Type	Lot Width at Street					
	50 ft	75 ft	100 ft	125 ft	150 ft	200+
Live/Work (Flex/Flex)						
Courtyard Housing – 2-story						
Courtyard Housing – 2-1/2-stories						
Courtyard Housing – 3-1/2-stories						
Stacked Flats			As Blended Type Only	As Blended Type Only	As Blended Type Only	As Blended Type Only
Mixed Use/Flex Building						
Blended Types						

ARCHITECTURAL TYPES
BUNGALOW COURT

Four or more detached houses arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.

Each Bungalow Court shall be designed to comply with the following standards, and the frontage type requirements of this Code for the applicable zone, except where modified by this Section.

a. ACCESS:
i. Entrances to dwellings shall be directly from the front yard or from the courtyard. Entrances to upper floor dwellings shall be by a stair, which may be open or enclosed.
ii. Where an alley is present, parking and services shall be accessed from the alley.
iii. Where an alley is not present, parking and services shall be accessed by a driveway 1 to 10 feet wide, and with offset planters on each side.
iv. Where an alley is not present, & no alley, parking and services may be accessed from the side street.

b. PARKING:
i. Required parking shall be in garages, which may contain up to four cars.
ii. Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and if located at least 20 feet from the front side that are separated by planters at least 4 feet wide.
iii. Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
iv. Where an alley is not present, utility access, above ground equipment and trash container areas shall be located in a side or rear yard, at least 10 feet behind the front of the house, and be screened from view from the street with a hedge or fence.

c. OPEN SPACE:
i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
ii. A central courtyard shall comprise at least 15% of the lot area. See Courtyard Types.
iii. Each ground floor dwelling shall have at least 60 square feet of required yard of at least 150 square feet, which may be located in a side yard, the rear yard, or the courtyard.
iv. Required yards shall be at least 8 feet wide, and enclosed by a fence, wall or hedge.
v. Porches, stoops and dooryards may encroach into required yards. See Frontages, below.

d. LANDSCAPE:
i. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be planted at least 15 feet (1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
ii. Side yard trees may be placed to protect the privacy of neighbors.
iii. At least one large tree shall be provided in each rear yard for shade and privacy.

e. FRONTAGE:
i. Buildings shall be designed so that living areas (e.g., living room, family room, dining room, den, etc.) rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
ii. Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Porches, stoops, dooryards, and recessed types, and may encroach into the courtyard.
iii. The requirements of the applicable zone for allowed encroachments into required setbacks.

f. BUILDING SIZE AND MASSING:
i. Buildings shall be composed of one and/or two story volumes and massed as houses.
ii. Dwellings on corner lots abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
iii. Dwellings on corner lots shall be of, Dwellings within the buildings may be flats and/or townhouses.
iv. Attic space may be occupied and not count as a story.

g. EXPOSURE TO LIGHT AND AIR:
i. Each building shall maintain setbacks from property lines on all sides, with as much direct access to yards as possible.

h. EXPOSURE TO LIGHT AND AIR:
i. Any lot deeper than 150 feet and with an alley is eligible for one or two accessory dwellings, as limited by available parking off the alley, with a maximum of no more than 650 square feet.
ii. On a lot with an alley, all pedestrian and vehicular access to the accessory dwelling may be taken from the alley.
iii. No more than one parking space for each accessory dwelling in addition to the parking required for the primary units.
iv. Each accessory dwelling shall be provided a private patio, balcony, or deck of at least 150 square feet.

ARCHITECTURAL TYPES
COMMERCIAL BLOCK

A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for dwelling units.

Each Commercial Block shall be designed to comply with the following standards, and the frontage type requirements of this Code for the applicable zone, except where the frontage type requirements are modified by this Section.

a. ACCESS:
i. The main entrance to each ground floor commercial or residential storefront shall be directly from the street.
ii. Entrance to the residential portions of the building shall be through a street level lobby, or through a pedestrian lobby accessible from the street or from a side yard.
iii. Elevator access should be provided between the garage and each level of the building.
iv. Stair access to each dwelling shall be through a corridor.
v. Where an alley is present, parking shall be accessed through the alley.
vi. Where an alley is not present, parking shall accessed from the street through the building.
vii. On a corner lot without access to an alley, parking shall be accessed from the side street through the building.

b. PARKING:
i. Required parking shall be in an underground garage, or may be surface parking, built under parking, or a combination of any of the above.
ii. Dwellings may have indirect access to their parking stalls.
iii. Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
iv. Where an alley is not present, services, and shall be located in compliance with the setback requirements of the applicable zone.
v. Parking entrances to subterranean garages and/or driveways shall be located as far from an arterial as possible to the side or rear of each lot.

c. OPEN SPACE:
i. The primary shared open space is the front yard, which shall be designed as a courtyard. Courtyards may be located on the ground or on a podium. Side yards may also be provided for outdoor patios connecting to the courtyard and/or sidewalk.
ii. Minimum courtyard dimensions shall be 40 feet when the long axis of the courtyard is oriented East/West, and 30 feet when the courtyard is oriented North/South. No courtyard shall be of a proportion of less than 1:1 between its width and height.
iii. Where ground floor residential frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard, they are permitted on only one side of the courtyard.
iv. Private patios may be provided in side and rear yards.

d. LANDSCAPE:
i. No landscaping is required in front of the building.
ii. Espaliered trees may be placed to create a particular sense of place.
iii. At least one large tree shall be provided in the courtyard, planted directly in the ground.
iv. Courtyards located over garages should be designed to avoid the creation of forced podium hardscape.

e. FRONTAGE:
i. Entrance doors and living space (e.g., living rooms and dining rooms) shall be oriented toward courtyards and the fronting street to the degree possible. Service rooms shall be oriented facing to corridors, to the degree possible.
ii. Frontage types are required that provide a transition from public to private, indoor to outdoor at the sidewalk. Store fronts, arcades, and gallery frontages are allowed.
iii. See the requirements of the applicable zone for allowed encroachments into required setbacks.

f. BUILDING SIZE AND MASSING:
i. Buildings may contain any of three dwelling types: flats, townhouses, and lofts.
ii. Dwellings may be as repetitive or unique, as determined by individual designs.
iii. Buildings may be composed of one dominant volume.
iv. The intent of these regulations is to limit buildings to three and four stories. The suggested height ratios for stacked flats are as follows:

1-2 story: 100% 1 story
2-3 stories: 50% 2 stories, 50% 3 stories
3-4 stories: 80% 3 stories, 15% 4 stories

g. MASSING:
i. Each dwelling may have only one side exposed to the outdoors, with direct access to at least a dooryard, patio, terrace or balcony.

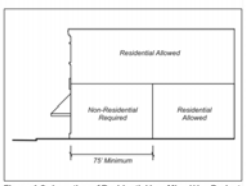


Figure 4-2 - Location of Residential in a Mixed Use Project

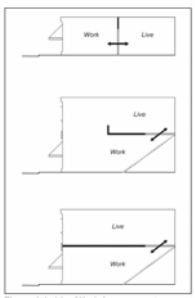
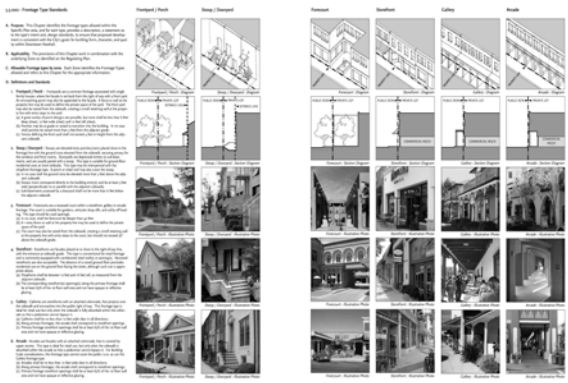


Figure 4-1 - Live/Work Arrangement Examples



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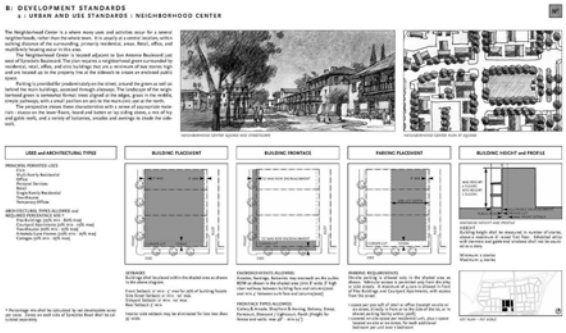
5. Develop architectural standards (building or frontage typologies, etc.)
6. Allocate and illustrate standards



4. Development Code

4.1 Purpose and Applicability

4.1.010 - Purpose

The regulations in this Development Code are intended to: facilitate the development of the Olson Ranch-Beechwood Specific Plan area to successfully create vital, pedestrian-oriented neighborhoods with a mixture of housing types, and mixed-use centers within walking distance of homes, and achieve the related goals and objectives identified in Chapter 2 of this Specific Plan (Form and Character).

4.1.020 - Applicability of Development Code

A. **Applicability.** The requirements of this Development Code apply to all proposed development, subdivisions, and land uses within the Specific Plan area. It shall be unlawful, and a violation of the City of El Paso de Robles Municipal Code for any person to establish, construct, reconstruct, alter, or replace any use of land or structure, or subdivide any real property, except in compliance with the requirements of this Development Code. No Building Permit or Grading Permit shall be issued by the City and no subdivision shall be approved unless the proposed construction complies with all applicable requirements of this Development Code.

B. **Relationship to Municipal Code.**

1. Because this Development Code provides requirements for development and land uses appropriate and specific to The Olson Ranch-Beechwood Specific Plan area, this code will be the primary body of standards considered by the City in the review and approval of development within the area it covers. Therefore, this Development Code specifically supersedes and replaces the citywide Zoning Ordinance provisions regarding zones, allowable land uses and their permit requirements (i.e., permitted or conditional uses), site development and building design standards.

2. The standards of the Paso Robles Zoning Ordinance which address regulatory topics not covered by this Development Code, remain applicable to development within the Olson Ranch-Beechwood Specific Plan area.

The "Splice"

Resources

www.formbasedcodes.org

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Sierra Gold Rush

Grass Valley, CA City-Wide Form-Based Code
With Crawford Multari Clark & Associates

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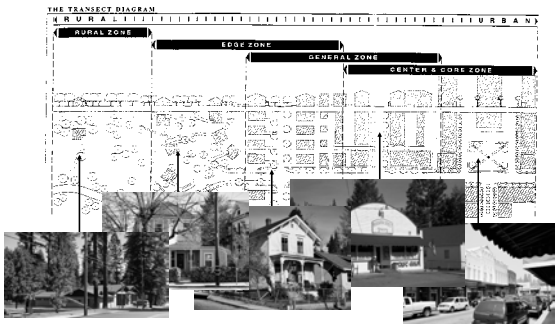
Initial Application of the Transect



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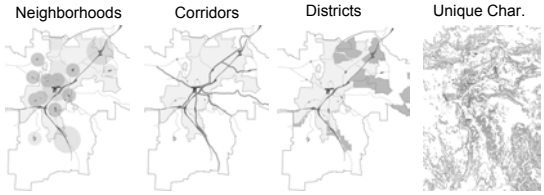
Macro-Scale

Building a "Kit of Parts" for Good Urbanism

Neighborhoods Corridors Districts Unique Char.



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Neighborhoods, Corridors, & Districts

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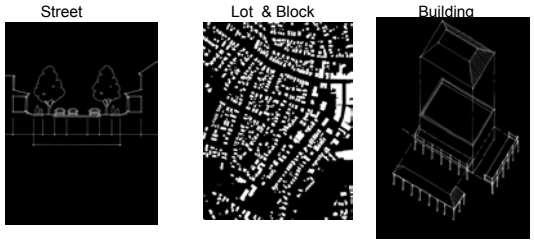
Micro-Scale

Details Matter!! Taking a Sampling

Street Lot & Block Building



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Lot & Block

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The Regulating Plan:Sample Neighborhood & Zones

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Neighborhood General-Transitional (NG-3)

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Well-designed density

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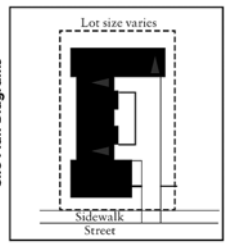
That's Medium Density Housing!

Photo Examples

The garage entrances are hidden from view of the street, and the entrances to each unit on the side of the building are articulated to read as a separate house. The street edge is defined with a gate.

Site Plan Diagrams



[Re]Vision Isla Vista: Isla Vista M
Opticos Design

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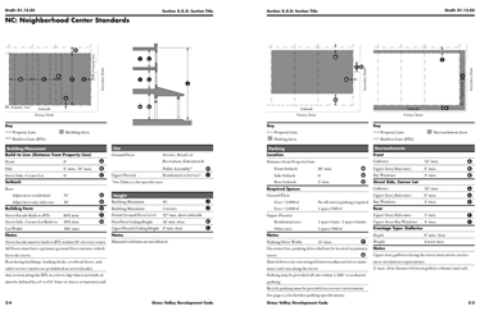
Code Pages for Neighborhood Center



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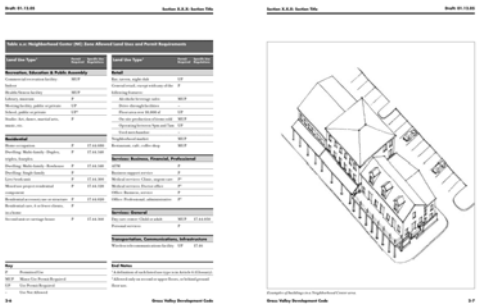
Code Pages for Neighborhood Center



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A New Life for a Dinosaur

Forest Acres, South Carolina

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The Regulating Plan

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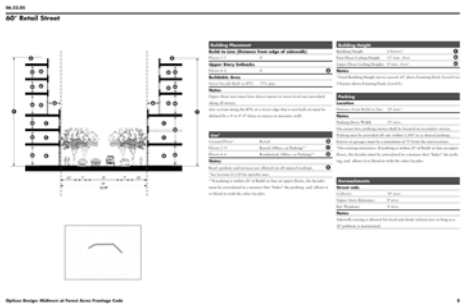
Frontage/Street-based Code



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Fun with administration

Central Hercules Plan-Form Based Code
Hercules, CA

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