The “How” of Code Reform

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Key Code Update Issues

- Effectiveness – Does the Code produce the desired character and quality of development? (Do the standards work?)
- Usability – Does the Code clearly communicate community requirements and expectations? (Intuitively organized, understandable, easy to use?)

Components of Place Making

- Streets, blocks, lots – Intersection spacing, block dimensions, lot sizes
- Streetscape – R.O.W. width, component widths, landscape, street furniture
- Buildings – Placement, height, form, mass, style
Code Reform: A to Z
Planning Tools for Addressing Urban Design

- Comprehensive Plan
- Conventional zoning and subdivision regulations
- Design guidelines and discretionary review
- Specific plans
- Planned developments (PDs, PUDs)
- Form-based development codes

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Code Reform: A to Z
The Trouble with (Conventional) Zoning

- Emphasis on regulation by use, within limited-use or single-use zoning districts

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- Disconnect between land use and urban form and design, one size fits all standards
- Exceptions become the rule

Conventional Zoning Features

- Use based zoning classifications
- Regulation of land use types
- Zone based development standards
- Density
- Standards for parking, landscaping, signs, etc.
Conventional Form-Controlling Tools

Setback Requirements

Height Limits

Floor Area Ratio

Maximum Lot Coverage
Code Reform: A to Z
Extended Form-Controlling Tools

Setback Averaging

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Extended Form-Controlling Tools

Upper Floor Placement Controls

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Extended Form-Controlling Tools

Encroachment or Daylight Planes
Code Reform: A to Z
Design Guidelines

Approaches to Code Revision

- Adjust standards in existing code (quick fixes)
- Special purpose zones or overlays
- Optional TND ordinances
- Comprehensive code and/or plan updates
The Quick Fix

- Revise building regulations to effectively shape the public realm of the street
- Revise parking location requirements
- Allow a variety of uses to create vitality, synergy, and enhance the pedestrian experience
Code Reform: A to Z
A Practical Code Outline

1 – Purpose and Applicability
2 – Zones, Allowed Uses, Zone Standards
3 – Site Planning & General Development Standards
4 – Standards for Specific Land Uses
5 – Resource Management
6 – Planning Permit Procedures
7 – Administration & Enforcement
8 – Glossary

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
FBCs include key conventional code standards
- Building placement (setbacks, coverage)
- Building height and profile (height limit, projections, encroachments)
- Parking, landscaping, signs

Code Reform: A to Z
Form-Based Code Standards

FBCs include key conventional code standards

Regulating plan maps intensity, form and character rather than simply land uses
The Rural-Urban Transect
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- Building type requirements relate buildings to one another
Single Dwelling

Duplex

Rowhouse/Townhouse
Code Reform: A to Z
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- Building type requirements relate buildings to one another
- Street standards considered and/or revised when determining frontage types and building types
Code Reform: A to Z
Form-Based Code Alternatives

- Template based or custom local code
- Regulating plan approach
- Specific regulating components
- Method of deployment

Code Reform: A to Z
Necessary Expertise in an Update

- Planning - Plan making and implementation
- Urban design and landscape architecture
- Circulation and parking
- Economic and fiscal issues
- Legal

Code Reform: A to Z
Principles for Effective Codes

1. Place based
Code Reform: A to Z
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7. Make it easy to do the right thing

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Form-Based Code Resources

www.formbasedcodes.org

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