

Commercial District Citizen - Based Vision Plan

What is a Form-Based Code?

*“A form-based code is a land development regulation that fosters **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. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation.”*

~ Form-Based Codes Institute

Conventional Zoning

§ 125-28

ARTICLE V
Development
[Added 3-5-1966 ATM by Art. 41; amended 4-13-1968 ATM by Arts. 35 and 36; 3-22-1969 ATM by Art. 40]

§ 125-28. Applicability.
Structures shall be erected and premises otherwise developed only as here permitted. Premises shall be developed only for uses as permitted in this Bylaw.

§ 125-29. Lot size standards. [Amended 3-7-1970 ATM by Art. 45; 3-4-1972 ATM by Art. 45; 3-27-1976 ATM by Art. 27]
Except as otherwise specifically provided in this Bylaw, a dwelling or other main building shall be erected or used only on a lot meeting the standards for a basic lot or for one of the flexible optional alternative lot types hereunder.

A. The basic lot is the reference standard for the Bylaw. The access frontage may be less than that for the basic lot only if all lot requirements or one of the optional alternatives hereunder are met. Type 2 (hammerhead), Type 4 (backland), Type 5 (mini-subdivision), and OSC-PRD lots are permitted only by special permit authorized by the Planning Board. [Amended 3-29-1980 ATM by Art. 29; 3-26-1981 ATM by Art. 23; 3-31-1990 ATM by Art. 18; 4-2-2005 ATM by Art. 32; 4-2-2005 ATM by Art. 37]

(1) The foregoing requirement for a special permit shall not apply to a hammerhead or backland lot shown on a plan endorsed by the Planning Board before March 28, 1981. Each

§ 125-29



Form-Based Code

T4 Neighborhood Small Footprint (T4N-SF)

1703-278 T4 Neighborhood Small Footprint (T4N-SF)

Building Type	Width	Depth	Standards
Cottage House	40' min.	30' min.	1703-3.42
Detached House	30' min.	30' min.	1703-3.43
Garage	30' min.	30' min.	1703-3.44
Cottage Court	30' min.	30' min.	1703-3.45
Rowhouse	30' min.	30' min.	1703-3.46
Multi-Row Small	30' min.	30' min.	1703-3.47
Live/Work	30' min.	30' min.	1703-3.48

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- Conventional zoning proscribes minimum setbacks, permitting building placement anywhere within that area
- By focusing on land use, conventional zoning makes it difficult to mix uses
- Automobile oriented leading to more travel between separated uses
- Buildings are random, streets ignored
- Lacks a sense of place and character

- Form-Based Codes prescribe build-to lines, specifically defining desired development patterns. Creates sense of place.
- Ensures that new development will be appropriate to community vision.
- De-emphasizes land-use regulation, allowing the market to determine uses
- Encourages a healthy mix of residential and other uses, aims to curb sprawl and reduce car dependence
- Reduces travel between uses and encourages walking and biking



Local Examples of Form-Based Codes

Form-Based Codes in the Real World



Littleton, MA



Mashpee Commons

<p>10.4.12 PARKING</p> <p>A. LOCATION</p> <p>Second and/or Third Lot Layer: Principal Building Setback - 50 ft.</p> <p>B. REQUIRED SPACES</p> <p>Residential: See Sec. 9.12 A. Business: See Sec. 9.12 B. Industrial: See Sec. 9.12 C. Mixed Use: See Sec. 9.12 D. Special Downtown: See Sec. 9.14 A, B, C.</p> <p>C. OFF-STREET PARKING DESIGN STANDARDS</p> <p>Dimensions: See Sec. 9.15 A. Driveways/Interior: See Sec. 9.15 B. Location/Design: See Sec. 9.15 C. Shared Parking: See Sec. 9.15 D.</p> <p>See: Ayer Zoning Bylaw Section 9.0 General Regulations</p>	<p>10.4.13 PRIVATE FRONTAGES & ENCROACHMENTS</p> <p>A. PRIVATE FRONTAGE TYPES</p> <p>Storefront: Permitted. See Table. Façade: Permitted. See Table. Gallery: Permitted. See Table. Arcade: Permitted. See Table.</p> <p>B. ENCROACHMENT OF BUILDING ELEMENTS</p> <p>Enclosed landings, stairs, stoops, bays, ramps and similar projections may encroach upon the indicated setbacks by the following distances.</p> <p>Front Setback: Principal Frontage: 8 ft. max. Front Setback: Secondary Frontage: 8 ft. max. Rear Setback: 5 ft. max.</p>

Ayer MA



Niagara-on-the-Lake, ON