



Form-Based Zoning for Small Towns and Historic Neighborhoods



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2010 Landmark and Preservation Conference
March 4, 2010

Recent Projects

City of Conway, SC

Unified Development Ordinance with Form-Based Provisions (2010)

New code will ensure new infill development is compatible with unique historic and cultural assets



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Recent Projects

North Charleston, SC

**East Montague Overlay Zoning Code
(2009)**

New code will protect the form and architectural character of this pedestrian-friendly neighborhood



Recent Projects

Oxford, GA Zoning Update



Zoning Code Update with Form-Based Code for Town Center (2010)



What is a Form-Based Code?

Form vs. Use: The primary focus of conventional zoning is **use**— what takes place on a property (commercial, residential, office).

Form-based codes focus primarily on **form** – building placement, bulk, and physical form of structures.



Zoning Alternative: Form-Based Codes provide an alternative to conventional zoning that focuses more on **place-making** than the strict separation of land use types.

Place-Making: By focusing on place-making, form-based codes encourage urban design, economic development, and pedestrian mobility.

What is a Form-Based Code?

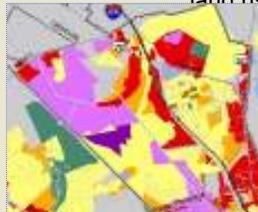
Conventional Zoning:

Reactive – reacts to individual development proposal

Unfocused

'One size fits all'

Forces strict separation of land uses



Typical Zoning Map

vs

Form Based Code:

Proactive – sets a community vision from the onset

Purposeful & Priority-driven

Area-specific standards

'Place-making' produces desired area characteristics



Regulating Plan

Regulatory Differences



Source: Steve H. Price

Conventional Zoning:

Height maximums



Form Based Code:

Height Minimum & Maximum – Adding a minimum height helps keep building heights relatively uniform

Minimum lot width



Minimum, Plus Maximum Lot Width – creates desired development scale

Minimum parking requirement for each use



Parking Maximums & Shared Parking Provisions – help reduce excessive surface parking

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Additional Advantages

Visualization – Form-based codes utilize diagrams and other illustrative features to visually articulate the standards of the code.

User Friendliness – Form-based codes try to organize standards and regulations that help guide a property owner or developer through the process.

Ease of Review – The code is not only easy to follow for the developer, but also for the reviewer.



Source: Grass Valley Development Code

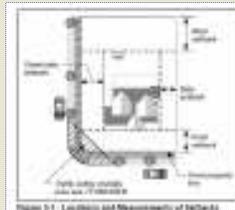


Figure 3.1. Lot Width and Measurement of Methods



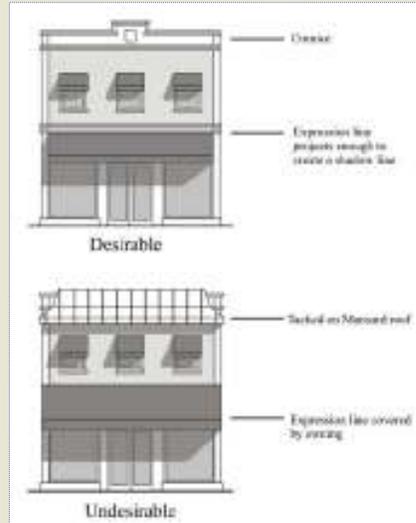
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Architectural Standards

Architectural Standards can provide basic or thorough regulations of a building's architecture. Typically, the following are included:

- **Massing** – size, shape, roof types
- **Façade Composition** – arrangement of windows, doors, etc.
- **Materials**- permitted & prohibited materials
- **Signage** – types, sizes, placement
- **Other Elements & Details**- standards for ornamentation and other details



Downtown Graysville Form-Based Code

Crossroads:

- Location near both Corridor X and Future Northern Beltway
- Growth and development likely to increase significantly over time.

Need:

A tool to preserve small-town historic character of downtown as development pressures increase.



Purpose

Purpose of the Form-Based Code

- Creating a vision for future development
- Accommodating desirable growth
- Enhancing the character and vibrancy of the downtown area
- Encouraging economic development and investment in downtown Graysville
- Creating uses and public amenities that are needed and/or desired by the community



Purpose

Purpose of the Form-Based Code

- Creating a sense of place and community pride
- Improving pedestrian access and walkability
- Expanding retail and office opportunities
- Providing a variety of housing choices
- Promoting rehabilitation and reuse of older structures
- Providing for attractive streetscape and building design



Graysville Today

Overview

- Small-town character
- Downtown lacks vitality
- Development pressure
- Desire for quality growth



Demographics

Profile of Downtown Study Area

- Downtown has 259 people living in 118 households
- Most residential units are owner occupied (74%), rather than renter occupied (18%)
- Becoming more diverse



Existing Land Use

Overview

- Primarily single-family residential, centered around a commercial corridor
- Nearly all non-residential development occurs along Main Street.
- Main Street has high amounts of automobile oriented uses, surface parking lots, and single-family uses



Existing Land Use

Commercial

- 33 businesses located in downtown, employing 204 people
- Clustered mostly on Main Street, 1st. Ave SE , 2nd Ave SW.
- Primarily small store front retail
- High number of auto-oriented uses (9)
- Vacant commercial buildings



Existing Land Use

Residential

- Single-family residential is dominant land use
- Mostly small, one-story cottages
- 10 residences located on Main Street



Existing Land Use

Institutional

- Cluster of services and facilities located in downtown
- City government services
- Churches
- Public Facilities (Post Office, Public Library, etc.)
- Community Services



Why Graysville?

Irrelevant Zoning:

- Existing zoning geared towards suburban development.
- Doesn't prohibit, but does not encourage downtown (main street) type development.

Need:

A 'Place-making' code that encourages pedestrian-oriented downtown development



Existing Conditions Analysis

What are the ground conditions?

- Photo documentation
- Lot & R.O.W. measurements
- Demographic Trends
- Land Use & Urban Design Analysis
- Identification of Assets & Liabilities

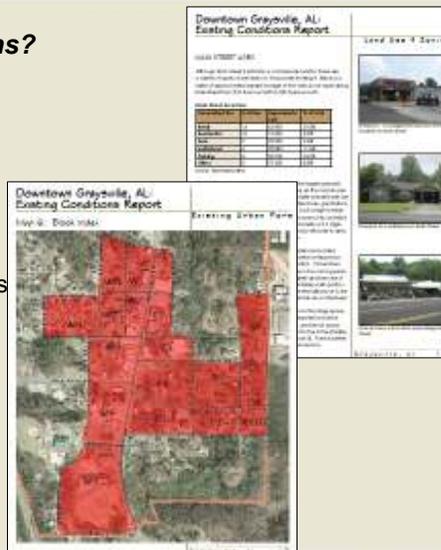


Image Preference Survey



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Image Preference Survey



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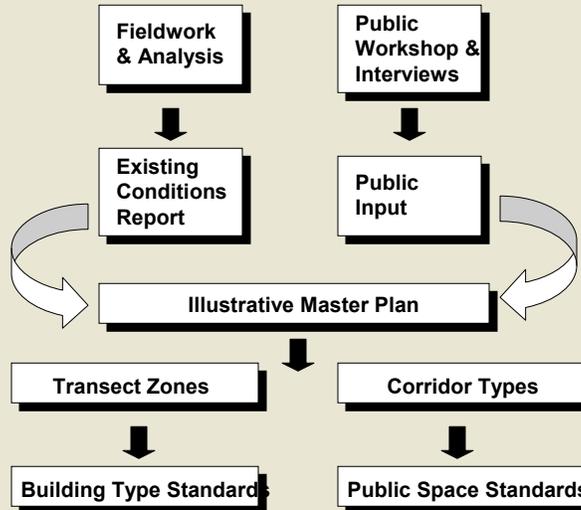
Image Preference Survey



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Process



Regulatory Framework



The Regulating Plan sets the framework for the development code. It establishes the community vision and the means of regulation.

An Illustrative Plan is used to display the future vision. It typically shows:

- Boundaries
- Existing Buildings
- Future Development Form
- Areas for Parks, Plazas, Natural Space
- Landscaping Features
- Civic Buildings & Spaces

Rural-to-Urban Transect



Most Form-based Codes are based on the **Rural-to-Urban Transect**.

- Categorizes land areas based on level of urbanization
- T-1 contains land that is kept in its natural state without any development
- The T-6 category consists of fully developed, urbanized areas
- Special Districts provide concentrations of a particular land uses/service - examples include industrial districts, college campus, or government services area.

Transect Zones

T3 Transect Zone - General Residential District



T3 is General Residential. Most land parcels that do not face Main St. will be in this Transect Zone.

- These areas will be preserved as single-family residential areas.
- Duplexes and cottage home developments are also permitted.
- Institutional uses and small apartment buildings can be allowed through special permit

Transect Zones

T4 Transect Zone - Village District

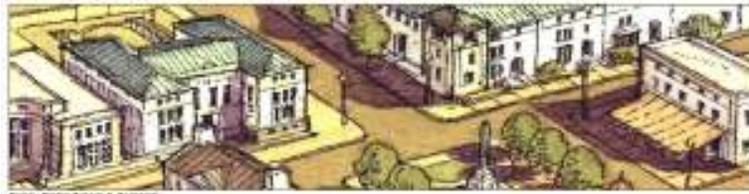


T4 is the Village District. This area provides for higher density residential with some retail services and office uses allowed. This transect zone functions as a transition area between suburban residential areas (T3) and Main Street uses (T5).

- A variety of uses are permitted in this transect.
- Outdoor dining area standards are provided.
- Live-work units and mixed-use buildings are permitted

Transect Zones

T5 Transect Zone - Town Center District

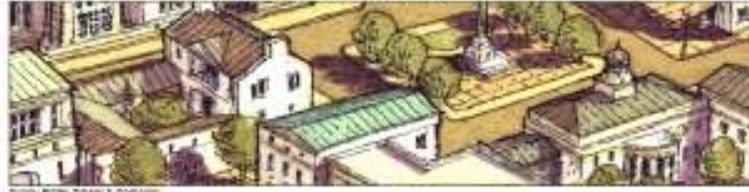


T5 is Town Center. The Town Center is focused on Main Street. The goal is to provide a consistent downtown streetscape of retail and services that is vibrant and scaled to pedestrians.

- These areas will be preserved as single-family residential areas.
- Residential uses permitted on 2nd floor, above other uses
- Small setbacks create a solid storefront along the street

Transect Zones

TG Special District - Civic/Government



Daily News-Observer & Company

TG is Government District. This is a special district for government and institutional uses, so that they are centrally located in close proximity.

- Concentrates government services close to each other
- Other uses are permitted to prevent vacant areas and maintain a mix of uses
- Regulations permit flexibility in design for public service buildings to meet needs.

Transect Zones



The following Transect Districts were used for Graysville's Urban Core Code:

- **T3** - General Residential
- **T4** - Village District
- **T5** - Town Center
- **TG** - Civic/Government Special District

Transect Zones

Building Form Standards - Transect Zones

T3 Transect Zone - General Residential District



Description:
The General Residential District typically contains residential development. The predominant development type should be the single-family detached, although other non-residential types of development may be appropriate. This district also includes small to medium-sized structures, and duplex residences. Although multi-family residential buildings are discouraged, secondary housing units (granny flats) are permitted in this district to provide rental-income housing options.

Permitted Building Types

Permitted:

- Detached Dwelling (see page 20)
- Single-Family Home (see page 21)
- Accessory Dwelling (see page 20)
- Two-Family Dwelling (see page 21)
- Cottage Home (see page 20)
- Permitted By Conditional Use
- Apartment Building (see page 21)
- Office Building (see page 21)

Distances May Vary. ALWAYS FORT-BLAZZ CASE

Each of the 4 Transect Zones has specific building types that are permitted in the zone. Some are permitted only by special permit.

Each T-zone contains a matrix of setbacks and lot widths, specific to each building type and T-zone.

Accessory Dwellings – One accessory dwelling unit is permitted per lot. The footprint of the accessory structure cannot exceed 60% of the primary structure, and the height may not exceed that of the primary structure. The accessory dwelling must comply with all other provisions set forth for the T3 zone.

Setbacks from Build-to-Line or Property Line:

	Front		Sideyard*		Rear		Lot Width	
	Min	Max	Min	Max	Min	Max	Min	Max
Detached Dwelling	20 ft.	25 ft.	10 ft.	30 ft.	10 ft.	10 ft.	50 ft.	100 ft.
Traditional Dwelling	10 ft.	25 ft.	5 ft./0 ft.	15 ft.	5 ft.	5 ft.	30 ft.	60 ft.
Cottage Home	10 ft.	20 ft.	5 ft./0 ft.	15 ft.	5 ft.	5 ft.	25 ft.	50 ft.
Duplex	10 ft.	25 ft.	10 ft./0 ft.	30 ft.	10 ft.	10 ft.	30 ft.	50 ft.
Accessory Dwelling	—	—	5 ft.	—	0	10 ft.	—	—
Apartment Building	15 ft.	30 ft.	15 ft.	25 ft.	20 ft.	—	65 ft.	120 ft.
Office Building	10 ft.	25 ft.	10 ft.	—	20 ft.	—	50 ft.	—

*Sideyards with two values indicates separate requirements for each side. For example a sideyard requirement of 5 ft./0 ft. means one side may be built to the property line, but the other side must have at least a 5 foot yard.

Building Types

Building Form Standards - Building Type

Type 4: Attached Dwelling Unit



Description:
Single-family detached structures are usually used for 2 to 4 units. The structure may be attached to the side of the lot.

Allowed Uses:
 TO: Not Permitted
 NO: Permitted
 TO: Permitted by Conditional Use
 NO: Permitted by Conditional Use

Attached Dwelling Standards



1. Height Regulations:
 Maximum: 35 ft. over street, 25 ft. over driveway.
 Minimum: 8 ft. over street, 25 ft. driveway.
 Prohibited: none, 7 ft. 10 ft. 12 ft.

2. Setback & Lot Standards:
 Lot Width:
 TO: Minimum 25 ft. - Maximum 75 ft.
 NO: Minimum 25 ft. - Maximum 75 ft.
 TO: Minimum 25 ft. - Maximum 75 ft.
 Prohibited: lot split, lot width

3. Off-Street Parking Requirements:
 TO: 2 Spaces per Dwelling Unit
 NO: 1 Space per Dwelling Unit

4. Additional Requirements:
 No Attached Units
 No Attached Units
 TO: 2 ft. 6 in. minimum
 NO: 2 ft. 6 in. minimum
 Prohibited: none, 2 ft. 6 in. minimum

Distances May Vary. ALWAYS FORT-BLAZZ CASE

Each building type has its own unique set of physical standards. This includes

- site design,
- building layout,
- setbacks or build-to-lines,
- height regulations,
- parking & access standards

Diagrams and descriptions help the developer visualize the requirements of the building standards

Turning the Vision into Reality



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Turning the Vision into Reality



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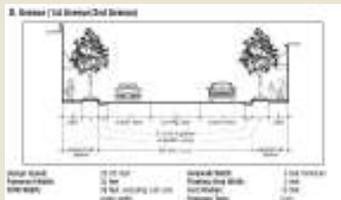
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Public Space Standards

Street Design

The Street Frontage map categorizes streets by type, with unique standards for each.

Street frontage standards include street layouts, sidewalk widths, and build-to lines to create an ideal public realm within the public right-of-way.



Public Space Standards

Public Space Standards also includes general standards for:

- Intersections, Blocks & Access Management
- Off-street parking
- Sidewalks
- Street Lighting
- Plazas, Parks, & Greenways
- Street Trees



These standards will help shape a public realm that is attractive, safe, and efficient for pedestrians and motorists

Applicability

The Downtown Code includes all land within the Downtown area, as shown on the maps.

- The code will affect all new development
- Existing, occupied residences & businesses that do not conform to the code are 'grandfathered'
- Only redevelopment, significant expansion, or abandonment of a non-conforming use will trigger a code violation
- Changing from one non-conforming use to another, will also trigger a code violation



Questions/Comments

Thank you for your time!

We hope this presentation was informative and helpful. We will be happy to answer any questions at this time.