A new form-based code will not solve every important local issue or change everything by itself.
Recognized National Trend: Form-Based Codes

What’s wrong with our Current System?

Aren’t the Usual Tools Good Enough?
Are the Usual *Results* Good Enough?

Existing Conditions, Downtown Versailles

Common “new” development patterns

Wasteful Consumption of Land, Time, and Energy
Common “new” development patterns

The Sub-Urban House can Crowd – but doesn’t Connect with its Neighbors

Prince William County: A Vision for the Future

The 1998 Comprehensive Plan “contains a clear strategy for responsible, fiscally sound growth to produce a vibrant, prosperous, stable, ‘livable’ community.”

(from the first paragraph of The 1998 Comprehensive Plan)
Why don’t we build great places anymore?

The 1998 Comprehensive Plan “contains a clear strategy for responsible, fiscally sound growth to produce a vibrant, prosperous, stable, ‘livable’ community.”
Policy Goals versus Regulatory Instruments

Well-intentioned policy statement: Infill and develop in existing urbanized areas. Build affordable multi-family housing near transportation corridors.
Well-intentioned policy statement: Infill and develop in existing urbanized areas. Build affordable multi-family housing near transportation corridors.

The Limits of Aesthetic Design Guidelines
Performance Management
(addressing the symptoms)
This is “red” on the zoning map.
This is “red” on the map too.
Everybody hates sprawl, but the builders aren’t violating rules; they’re building exactly what the codes call for.

We are regulating the wrong things (don’t push a string)
Regulating: Form vs. Use/Density
...nor country

What happened?
Stoke-on-Trent, England, late 19th century

Early 20th Century, Chicago

Looking west along Chicago River from an Illinois Central Elevator, 1908.
Ludwig Hilberseimer, Proposal for Chicago
The logic of the factory applied to daily human existence.
“Traffic is the foundation of town planning; the closed body of the classical city must be replaced by an open-ended one.”

1927 – Mort Sert, founding member of the Congres Internationaux d’Architecture Moderne (CIAM)
ORDINANCE NO. 2812

BY COUNCILMAN CANYLAR.


WHEREAS, THE VILLAGE OF EUCLID, OHIO, IS A RESIDENTIAL SUBURB OF THE CITY OF CLEVELAND, HAVING TWO STEAM RAILROADS WITHIN ITS CORPORATE LIMITS AND A NUMBER OF INDUSTRIAL PLANTS THEREIN, AND,

WHEREAS, THE TERRITORY WITHIN SAID VILLAGE OF EUCLID, OHIO, IS AVAILABLE FOR MANUFACTURING, INDUSTRY, COMMERCIAL AND RESIDENTIAL PURPOSES; AND

WHEREAS, A CONSIDERABLE PART OF THE PROPERTY THEREIN HAS BEEN RESTRICTED FOR PRIVATE RESIDENCE PURPOSES BY THE OWNERS THEREOF, AND MUCH OF THE RESTRICTED PROPERTY HAS BEEN FURTHER LIMITED TO SINGLE RESIDENCES; AND

WHEREAS, THE STREET, SEWER AND WATER SYSTEMS OF THE SAID VILLAGE HAVE BEEN DESIGNED AND CONSTRUCTED TO TAKE CARE OF SUCH RESTRICTED USE AND WOULD PROVIDE INADEQUATE FOR MORE CONGESTED USE; AND

Zoning Ordinance from Village of Euclid, Ohio v. Ambler Realty Company, 1926
Development Regulation
Today:

out of Balance
Regulating Mechanism: Balancing Place-Related Concerns

- Form
- Use/Density
- Management

Regulating Mechanism: Today: Euclidean Zoning

- Use/Density
- Management
- Form
Regulating Mechanism:
Balance -- Form-Based Codes

Form

Management

Use

Mixed-Use
Medium Density
Transportation Corridor
Mixed-Use
‘Medium’ Density
Transportation Corridor

Form vs. Use
Form vs. Use
Lessons

Lessons
What are Form-Based Codes Really?

Conventional
Land-Use & Density-Based Coding

Land-Use and Density are Highly Regulated
Form-Based Coding (Urban Form through Public Policy)

The Form of the Building (Façade) is Regulated
Urban Form without Architecture

The Private Buildings Form the Public Space

Urban Form without Architecture

The Public Sector Sets the Rules
What does it take to make a great place?

(Streetspace first)
The Basics:
Height

Special Condition:
Within 100 feet of Columbia Pike
Block A, MAX 7 FL
Block B, MAX 6 FL

MIN 3 STORIES

Siting: Build-to vs. Set-back

Required Building Line (RBL)

CIVIL RIGHTS.

OFFICIAL USE ONLY

PRIVATE USE ONLY

REGIONAL SCHOOL BOARD

PRIVATE USE ONLY
Basics: Uses
Some things are more important than others.
And for many things it is important to allow variety
Match the level of control to the level of need.

*(Don’t sweat the small stuff)*
The Basics: Complementary Uses

Great Place Basics: Diversity and Urban Form
Great Place Basics: Diversity and the Block

Block Structure: Siting: Private Open Space
The Promise of a Form-Based Code

New construction:

The Developer has to shield his project from the damage of the Road.
What if he didn’t?
The developer gains *from* and contributes *to* the quality of the street.

This development simply makes the negative character of the road more concrete.
How to use a
Form-Based Code

3 Easy Pieces:
1. Regulating Plan
2. Building Envelope Standards
3. Architectural Standards
3 Easy Pieces:
1. Regulating Plan
2. Building Envelope Standards
3. Architectural Standards
3 Easy Pieces:
1. Regulating Plan
2. Building Envelope Standards
3. Architectural Standards
2. The building(s) shall be built to the rear, not more than thirty (30) feet of a service road.

3. There portions of the building(s) shall be built to the rear, not more than thirty (30) feet of a service road.

Reference:
- Farmers Branch Station Area
- Prepared by Ridenhour and Associates LLC
- November 2004
3 Easy Pieces:
1. Regulating Plan
2. Building Envelope Standards
3. Architectural Standards

Architectural Standards
(the Dress Code)
Special rules for Commerce

- Shopfront doors shall not be recessed more than 3 feet and, in any case, shall have a clear view to a 45-degree angle past the perpendicular from each side of the door.

- The maximum pane size for Shopfront is 8 feet vertical by 4 feet horizontal.

- The maximum pane size for office uses is 60” vertical by 48” horizontal.
Redevelopment Site
Recap:
1. Regulating Plan
2. Building Envelope Standards
3. Architectural Standards

Smart Infill Development will Encourage Re-investment
Form-Based Codes and History
Great American Places

1903 Chicago Building Code

1923 Innovations

Volume districts (5 for entire City)
Separate use maps and volume maps
Towers permitted (no more than 25% of lot area)
Form-Based Codes and History

the Great American Places

Lincoln Park

Streetwall
Building
in the Loop

1903 Chicago
Building Code

County/Regional – Sustainability

Mixed-Use Development is a BMP

Smart growth is a best management practice (BMP) for limiting storm water runoff.

Useful for all planning and development professionals

Cites case studies, provides comparative analysis of development patterns and sets best management standards
Brattleboro, VT — An examination of the “transportation energy intensity” of buildings has found that getting people to and from buildings uses more energy than the buildings themselves consume. The lead article in the September 2007 issue of Environmental Building News shows that for an average office building in the United States, 30 percent more energy is expended by office workers commuting to and from the building than is consumed by the building itself for heating, cooling, lighting, and other energy uses. For an office building built to modern energy codes (ASHRAE 90.1-2004), more than twice as much energy is used by commuters than by the building.

Contact: Jerelyn Wilson 802-257-7300 ext. 102
Jerelyn@BuildingGreen.com

Energy Consumption Getting to and From Buildings Exceeds Energy Use for Operations

“This was a huge surprise,” says Environmental Building News (EBN) executive editor Alex Wilson, author of the article. “I knew that transportation energy requirements were significant, but I was amazed at the differences.”

…”transportation energy intensity” of buildings has found that getting people to and from buildings uses more energy than the buildings themselves consume.

…”For an office building built to modern energy codes (ASHRAE 90.1-2004), more than twice as much energy is used by commuters than by the building.
Ferrell Madden Lewis

Urban Design, Town Planning, and Form-Based Coding

Form-Based Coding Experience and Expertise:

- City of Peoria Code Rewrite, Peoria, IL 2006 – 7
- Marquette Waterfront Code, Marquette, MI 2007
- City of Fremont Code Rewrite, Fremont, MI 2006 – 7
- Broad Avenue Neighborhood, Memphis TN, 2005 - 6
- Farmers Branch West Side, Dallas, TX 2005
- Farmers Branch Station Area, Dallas, TX 2004 - 5
- Columbia Pike Revitalization, Arlington County, VA 2002-3
- Pleasant Hill BART Property Redevelopment Codes, 2001-2
- Woodford County, KY new Zoning Ordinance (with Dover Kohl & Partners) 2001-2
- Midway Commerce District, Midway KY 2001-2
- Elm Street Neighborhood, Versailles KY 2001
- Belmont Bay Harbor, Occoquan, VA (working for Torti Gallas-CHK) 1999
- Longleaf New Town, New Port Richey, FL 1998
- Indian River County, FL 1998
- Colfax New Neighborhood, West Point, MS 1997
- Windsor Village, FL 1995
- Riviera Beach Masterplan 1991 (Progressive Architecture Awards Citation)

Coding work at Duany Plater-Zyberk Architects and Town Planners 1989 - 92

- Metro Dade County, Florida TND Ordinance 1992
- Windsor Village, FL 1991
- Oxnard Plaza Park, Oxnard, CA 1991
- Town of Overoaks, Kissimmee, FL 1991
- Poundbury, Dorchester, England 1990 (with Leon Krier)
- McKenzie Town, Calgary, Canada 1990
- Nance Canyon, Chico, CA 1990
- Avalon Park, Orange County, FL 1990
- Haymount, Front Royal, VA 1989
- Wellington Town, Palm Beach County, FL 1989

FINI

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