



# Staff Report

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Agenda Item:           **PRESENTATION ON FORM BASED CODES** - Presentation by Community Development Director Bailey on the concept of Form Based Codes.

Staff Contact:         Sherry Bailey, Community Development Director

Sponsored By:        Vice Mayor Wiley

Meeting Date:        August 12, 2008

Background:

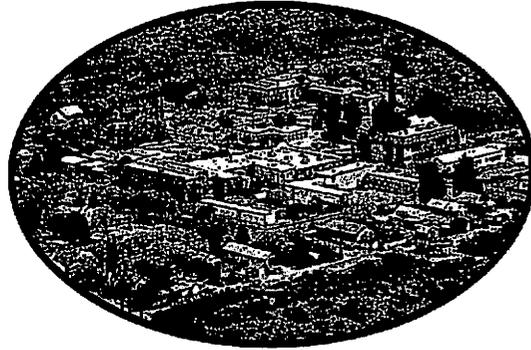
Vice Mayor Wiley requested a presentation on Form Based Codes, what they are, and how they might be used in Clarkdale. The Planning Commission has been reviewing the concept and the process of developing a Form Based Code for specific districts in Clarkdale. Over the past few weeks a lot of interest has developed on how these codes could be applied to Clarkdale to better direct development, and how it's overall appearance and impact could be directed.

Staff will be presenting a powerpoint program that outlines what Form Based Codes are about, how they are developed and how they could be applied in Clarkdale.

Recommendation:

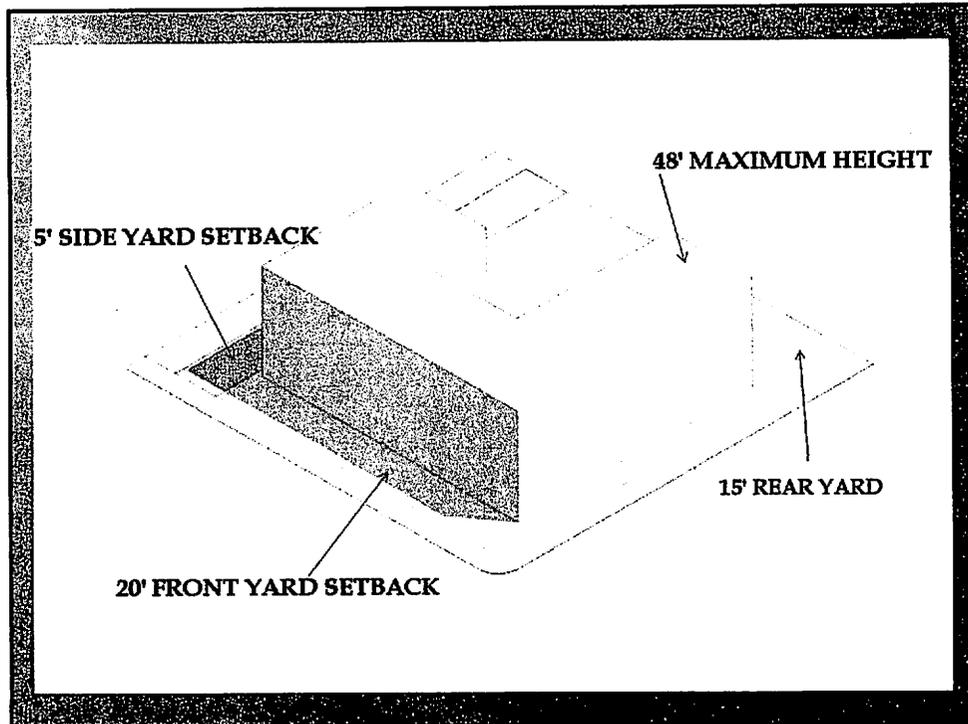
This is a presentation only and requires no action from council but direction may be given to staff.

# FORM BASED CODES



## What's Wrong With Our Existing Zoning?

- Set of standards by zone, including allowed uses, minimum setbacks, maximum lot coverage
- Within those parameters anything goes
- Even with design review guidelines we don't cover how something needs to look within the context of it's surroundings



Regulating Mechanism:  
Today: Euclidean Zoning

Use/Density

Management

Form

## Change with Form based Codes:

Form

Management

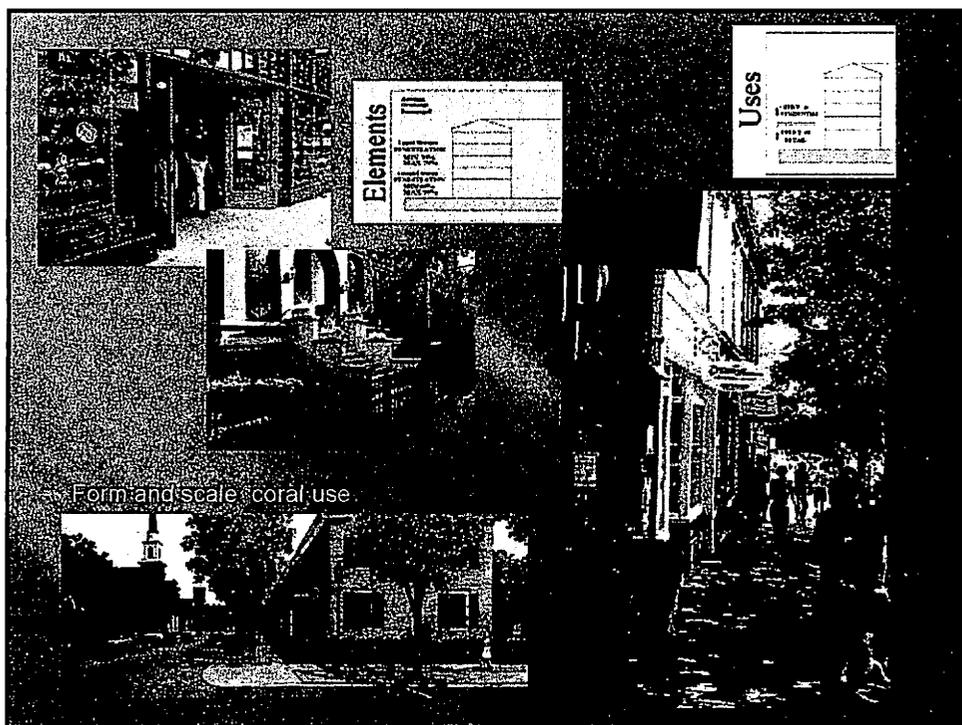
Use/Density

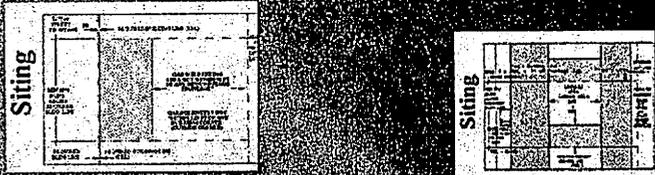
## What is Form Based Coding?

- ▣ *Very simply - Form-Based Coding (Urban Form through Public Policy)*
- ▣ *The Form of the Building (Façade) is Regulated, not the Use.*
- ▣ *The Public Sector Sets the Rules for the public space including the building's façade.*
- ▣ *It is the relationship of the private building to the public space, the street.*

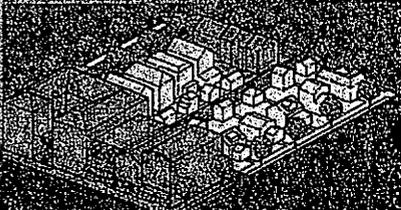
## The Basics

- ▣ Height of buildings within their environment.
- ▣ The build-to line, not a setback line.
- ▣ Elements of the buildings... windows, doors, balconies, roof line.
- ▣ 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)*





Diversity and Urban Form

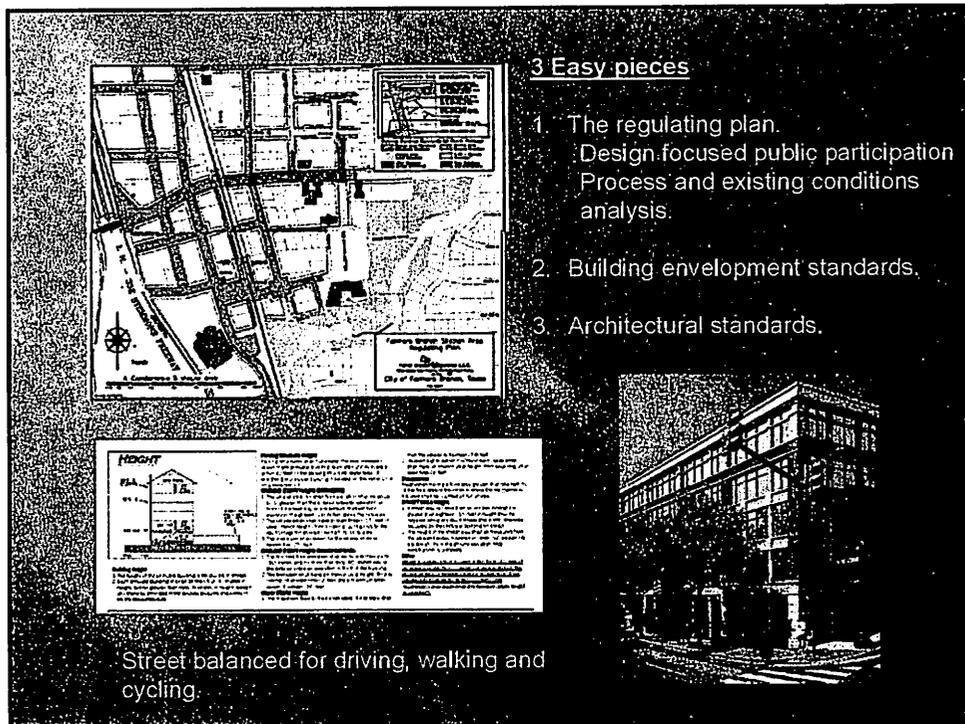


The Developer gains from and contributes to the quality of the street.



# STEP ONE

Identify the districts where Form Based Codes are appropriate.



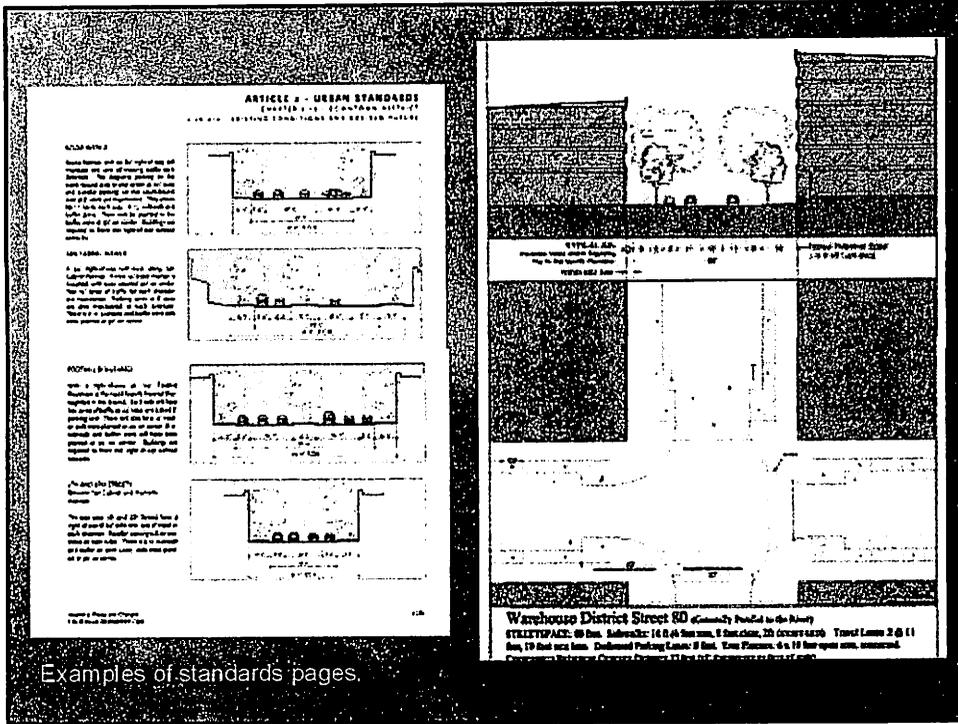
**3 Easy pieces**

1. The regulating plan.  
Design-focused public participation  
Process and existing conditions  
analysis.
2. Building envelopment standards.
3. Architectural standards.

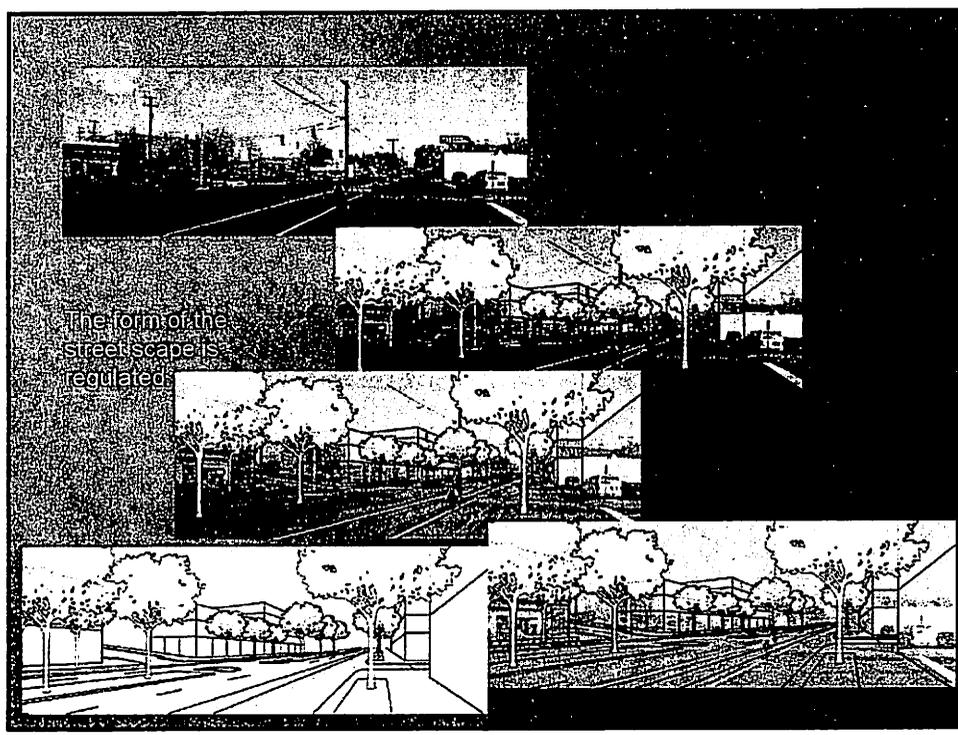
Street balanced for driving, walking and cycling.

## Shaping community Form and Character

- ▣ Blocks, lots- block dimensions lot sizes
- ▣ Street space - R.O.W. width, intersection spacing, component widths, landscape, street furniture.
- ▣ Buildings - placement, height, mass, functional elements, style

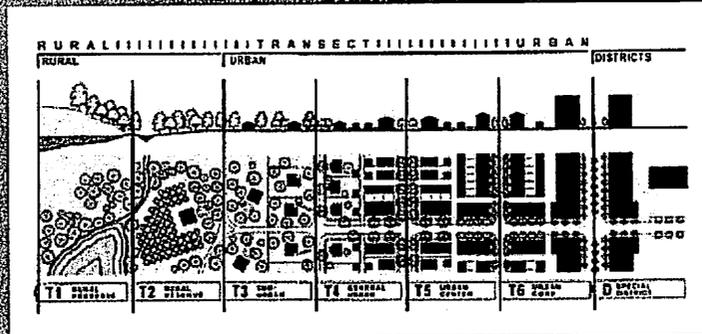


Examples of standards pages.



The form of the street scene is regulated.

### Urban/rural Transect



Refers to street design, public space, building density and the interaction of each to each other.

#### Conventional (Euclidean) Zoning

Segregates activities.

A zoning map establishes a range of alpha-numerical land-use designations that specify a list of allowed, restricted, and prohibited uses; and dimensional standards.

Zoning designations are placeholders, seldom tied to a specific community vision. Each subsequent revision to the zoning standards makes the ordinance more abstract and complex, drifting it further from the community's vision called out in the master plan.

Proscriptive: prohibits development not consistent with code.

Typically text based and voluminous. The regulatory text and the tangible mathematical formulas are considered more legally defensible than diagrams or images.

Shows existing streets and blocks. Typically future roads and blocks are not addressed.

Typically includes open space requirement.

May be subject to discretionary review – outcome difficult to predict.

#### Form-based Codes

Unifies and connect activities.

Typically consists of documents such as regulating plan (a drawing that adds further details to what is loosely defined in the master plan); standards related to the form of the public realm; and in some cases architectural standards.

Regulations codify the physical form of a community based on a master plan.

Proscriptive: outlines what is expected of development, specifically the form of the buildings, streets, and public spaces; while permitting a greater flexibility in the use and activity.

Concise, and uses drawings, diagrams, and photographs that are readily understood by public, public officials, and professionals.

Includes all (existing and proposed) proposed streets (large and small) and blocks.

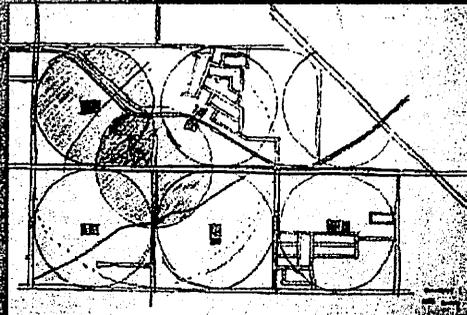
Indicates location of public parks, squares, and greenbelt, and rough footprints of planned public building.

The light physical framework of the regulating plan is developed with public input. Because all expectations are stated up front in clear, concise, and easy to follow codes, the discretionary review is eliminated and the outcome becomes fairly predictable.

## STEP TWO

Once a district is identified, we will hold a district/community charrette designed to identify the elements of that district

Charrette Sketch Plan the basis for the regulating plans



5 minute walking transects becomes the basis for the regulating plan.

## Divide those who attend into small design groups.

- Have one staff and one board member coordinating each small group
- Each group will be tasked with exploring what is and what could be for the district.
- Rough sketches will be done of the proposals.
- Each group will present to the whole what design concepts their group envisioned.
- The whole will select those elements that can be agreed on.
- Staff will take those design elements and develop a rough plan to be presented later to the whole.

## A regulating plan will be developed from the combined design plan.

- Building envelope standards will be developed
- Architecture standards will be developed.