

Form-Based Codes

“Coding for Predictability”



Local Government Commission: Form-Based Codes

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Case Studies

City-Wide
Code

Project
Specific
Code:
Developer

Project
Area Code:
City



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City-Wide Code Update

Grass Valley, CA



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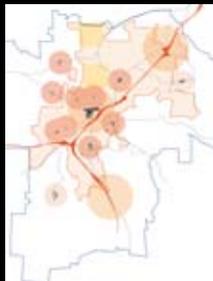
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Macro-Scale

Building a "Kit of Parts" for Good Urbanism

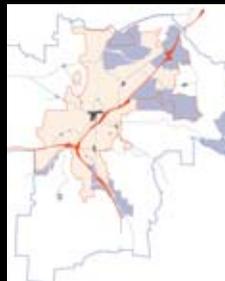
Neighborhoods



Corridors



Districts



Unique Char.



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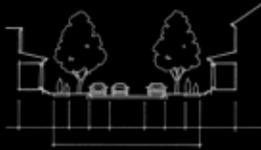
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Micro-Scale

Details Matter!! Taking a Sampling

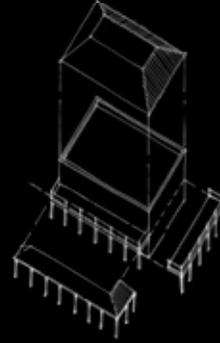
Street



Lot & Block



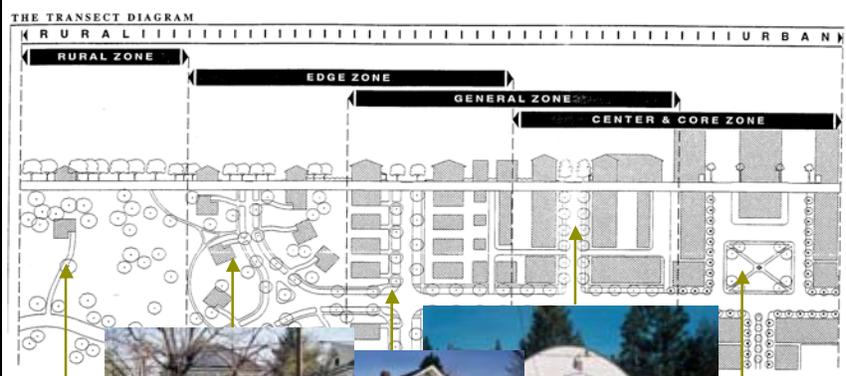
Building



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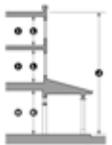
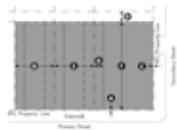
The Regulating Plan



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South 01.18.02 NC: Neighborhood Center Standards



Key	
---	Property Line
---	Building Footprint
---	Building Footprint (BTL)

Building Requirements	
Build to Line (Minimum from Property Line)	
Front	10'
Side	5' min. 10' max.
Street Side, Corner Lot	10'
Back	10' min. 15' max.
Backset	10' min. 15' max.
Notes	
Street front setback shall be built to BTL within 10' of street centerline.	
Street front setback shall be built to BTL within 10' of street centerline.	
All floors must have a primary ground-floor entrance which is visible from the street.	
New building setbacks, building footprints, setbacks, and other features must be provided in street frontages.	
Any setbacks along the BTL as a street edge that is not built or used for a building shall be 10' from or more or necessary built.	

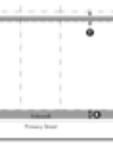
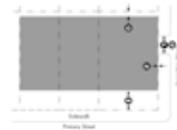
Use	
Ground Floor	Business, Retail, or Recreation, Education & Public Assembly
Upper Floors	Residential or Office
Notes	
New construction not allowed.	

Height	
Building Maximum	35'
Ground Floor Maximum	10' min. above sidewalk
First Floor Ceiling Height	10' min. clear
Upper Floor Ceiling Height	8' min. clear

34

Greens Valley Development Code

South 01.18.02



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Greens Valley Development Code



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The Regulating Plan-Coding the Neighborhoods

Loma Rica Ranch Regulating Plan

Neighborhood Center (NC)
Neighborhood Center centers provide a wide range of housing opportunities and a mix of uses. They are typically located in the center of the community. They provide housing opportunities that encourage walking, and help support the structure of existing historic neighborhoods.

Neighborhood General (NG)
Neighborhood General areas provide a wide range of housing opportunities and a mix of uses. They are typically located in the center of the community. They provide housing opportunities that encourage walking, and help support the structure of existing historic neighborhoods.

Neighborhood Edge (NE)
Edge areas provide a mix of uses for single-family residences within the structure of a walkable neighborhood. They support existing and emerging structures that provide housing opportunities for existing historic neighborhoods.

Special District
Special Districts provide a framework for the development of areas that are not addressed in the Neighborhood Codes, such as historic areas, parks, and recreational areas, and other special areas.

Rural Properties
Rural properties are located in the 100-acre or greater areas in Loma Rica that will remain largely undeveloped. They are typically located in the rural areas of the community and are subject to special rules and regulations to protect the natural resources and the historic character of the area.

Loma Rica Ranch Specific Plan



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Development Standards

Loma Rica Ranch Specific Plan

Development Standards

Accessory Buildings
Accessory buildings are structures that are used for the same or similar purposes as the principal building on the same lot. They are typically located in the rear or side yard of the principal building. They are subject to the same zoning regulations as the principal building.

Garage
Garages are structures that are used for the storage of motor vehicles. They are typically located in the rear or side yard of the principal building. They are subject to the same zoning regulations as the principal building.

Building Materials
Building materials are the materials used in the construction of buildings. They are subject to the same zoning regulations as the buildings they are used in.

Signage
Signage is any sign, symbol, or other communication that is placed on a building or structure. It is subject to the same zoning regulations as the building or structure it is placed on.

Parking, Stairs, & Utilities
Parking, stairs, and utilities are subject to the same zoning regulations as the buildings they are used in.

Building Heights
Building heights are subject to the same zoning regulations as the buildings they are used in.

Loma Rica Ranch Specific Plan

Development Standards

Model Use Type 1 Example
This model use type is based on a small, two-story house with a gabled roof and a front porch. It is typically located in the center of the community. It is subject to the same zoning regulations as the buildings it is used in.

Model Use Type 2 Example
This model use type is based on a small, two-story house with a gabled roof and a front porch. It is typically located in the center of the community. It is subject to the same zoning regulations as the buildings it is used in.



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Coding the Ranch Center Neighborhood

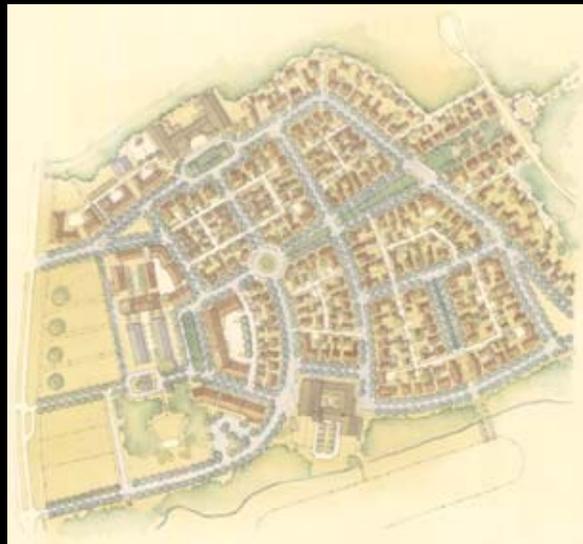


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Coding the Ranch Center Neighborhood



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Administering the Form-Based Code

We are the Code/Design Police!



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The Central Hercules Planning Area

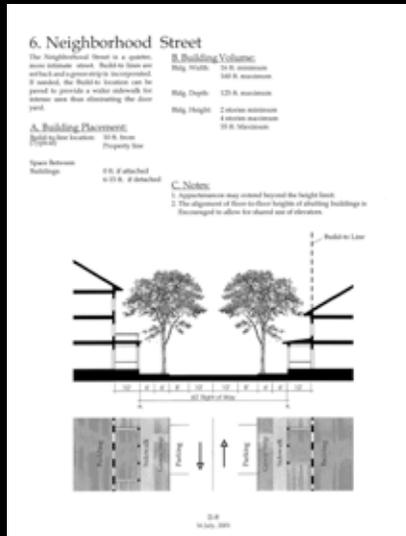


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The Central Hercules Planning Area



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Three feet does make a difference to the streetscape!



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Details do matter!



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Rolling up our sleeves



Front Elevation



Front Elevation



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Attention to Detail and variety



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Engaging early and often



Front Elevation

Before



Front Elevation

After



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Neighborhoods are not just about housing!



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Neighborhoods are not just about housing!



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Information

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formbasedcodes.org



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