



## Building Type-Based

**1. Purpose:** This section establishes the building types permitted in the plan area of the Building Plan. The Building Plan defines what the plan area is and what the rules are for the use of the plan area. The plan area is the area that is subject to the rules of the Building Plan. The plan area is the area that is subject to the rules of the Building Plan.

**2. Building Types:** The following table lists the building types permitted in the plan area. The building types are defined by their use, height, and other characteristics. The building types are defined by their use, height, and other characteristics.

Building Type	Max Stories in DT Zone
Residential	4
Commercial	4
Industrial	4
Office	4
Public	4
Other	4

**CHAPTER 4 : THE CODE**

**4.1.000 Downtown (DT) Zone**

**A. ZONE AND BUILDING TYPES**

**1. Zone Requirements:** The following requirements apply to all property within the DT Zone.

**2. Building Types Allowed:** The following building types and their particular maximum height are allowed in the DT Zone subject to compliance with all applicable requirements, including the requirements for each building type (see Chapter 4 prior for individual design standards and definitions).

**3. Encroachments:** Sub-encroachments per approval of H&M and P&M Directors, separate permit and approval.

**4. Awnings, Signage, Balconies, Bay Windows and Galleries:** per table below.

Encroachment	Vertical	Horizontal
1st floor average gablets/awnings	max 6' 0"	max 12'
2nd floor average gablets/awnings	max 6' 0"	max 12'
3rd floor average gablets/awnings	max 6' 0"	max 12'
Bay window	max 6' 0"	max 12'
Other	max 6' 0"	max 12'

Santa Ana, California Downtown Renaissance Specific Plan

## Street-Based Codes

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**6. Neighborhood Street**

**A. Building Placement:** Building setbacks: 10' from street, 10' from property line.

**B. Building Volume:** Max height: 12' maximum. Min height: 12' minimum. Max area: 2,000 sq ft maximum. Min area: 500 sq ft minimum.

**C. Notes:** 1. Application of street setback for building height is measured from the base of the building.

Central Hercules Code: Hercules, California

## Street-Based Codes

Central Hercules Code: Hercules, California

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## Frontage-Based Codes

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**Columbia Pike FBC: Arlington, Virginia**

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## Frontage-Based Codes

**B. BUILDING ENVELOPE STANDARDS: MAIN-STREET SITES**

**Height Specifications:**

1. The maximum height of any building shall be measured to the top of the roofline, excluding any antenna, tower, or other structure.
2. The maximum height of any building shall be measured to the top of the roofline, excluding any antenna, tower, or other structure.

**Setback Specifications:**

1. The minimum setback shall be at least 15 feet from the building height to the street.
2. The minimum setback shall be at least 15 feet from the building height to the street.

**Columbia Pike FBC: Arlington, Virginia**

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## Transect-Based

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**Leander TOD SmartCode: Leander, TX**

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# Transect-Based

**TABLE 19 • TRANSECT ZONE SUMMARY**

RURAL		TRANSECT					URBAN	
<b>T1</b> Natural	<b>T2</b> Rural	<b>T3</b> Sub-Urban	<b>T4</b> General Urban	<b>T5</b> Urban Center	<b>T6</b> Urban Core	<b>SD</b> Special District		

**F. Lot Occupancy**

Lot Area Coverage of Building Lot	T1	T2	T3	T4	T5	T6	SD
By exception	max. 20 ac. imp.	1,000 sq. ft. imp.	1,000 sq. ft. imp.	1,000 sq. ft. imp.	1,000 sq. ft. imp.	no minimum	by exception
By exception	by variance	40% max.	40% max.	40% max.	40% max.	40% max.	by exception

**G. Building setbacks**

Front	T1	T2	T3	T4	T5	T6	SD
By exception	12 ft. min.	12 ft. min.	12 ft. min.	12 ft. min.	12 ft. min.	12 ft. min.	by exception
By exception	10 ft. min.	12 ft. min.	12 ft. min.	12 ft. min.	12 ft. min.	12 ft. min.	by exception

**H. Building Dispersion**

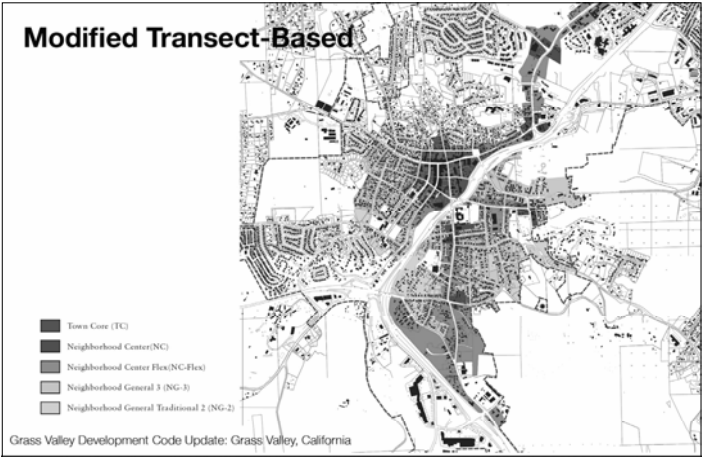
Edge/yard	T1	T2	T3	T4	T5	T6	SD
permitted	permitted	permitted	permitted	permitted	permitted	permitted	by exception
prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	by exception

**I. Private Frontages**

Front	T1	T2	T3	T4	T5	T6	SD
not applicable	permitted	permitted	permitted	permitted	permitted	permitted	by exception
not applicable	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	by exception

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# Modified Transect-Based



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# Modified Transect-Based

Form-Based Code	T2 Rural	T3 Sub-Urban	T4 General Urban	T5 Urban Center	T6 Urban Core	Other
Whittier Uptown Specific Plan	U-E: Uptown Edge	U-G: Uptown General	U-CT: Uptown Center			
City of Grass Valley Development Code	NG-2: Neighborhood General-2	NG-3: Neighborhood General-3 NC: Neighborhood Center NC-Flex: Neighborhood Center-Flex	TC: Town Core			
Miami 21	T3: Sub-Urban, with Restricted, Limited, and Open subsets	T4: Urban General, with Restricted, Limited, and Open subsets	T5: Urban Center, with Restricted, Limited, and Open subsets	T6: Urban Core, with Restricted, Limited, and Open subsets, and T6-B, -C2, -D, -E, and -F subsets based on allowable number of floors	C1: Civic Institutional D1: Work Place District D2: Industrial District	
Santa Ana Renaissance Specific Plan	UN-1: Urban Neighborhood-1	UN-1: Urban Neighborhood-1 CDR: Corridor	UC: Urban Center	RR: Rail Station Zone	R1: Residents/Industrial	
Benicia Downtown Form-Based Code	NG: Neighborhood General	NG-O: Neighborhood General-Open TC-O: Town Core-Open	TC: Town Core			
Montgomery SmartCode	T2: Rural	T3: Sub-Urban	T4: General Urban	T5: Urban Center	T6: Urban Core	T1: Natural
Sarasota County	Edge	General	Core	Preserve		
Peoria Development Code	West Main-Local	Sheridan Triangle-Neighborhood Center Prospect Road-Neighborhood Center West Main-Neighborhood Center West Main-Local Commerce	Warehouse District-Local Warehouse District-Local			
St. Lucie County	Edge	General	Center	Core		Countryside Rural Fringe
Lexander SmartCode	T3: Sub-Urban	T4: Neighborhood General	T5: Neighborhood Center	T6: Urban Core		
Downtown Ventura Specific Plan		T4.1: Urban General T4.2: Urban General-2 T4.3: Urban General-3 T4.4: Thompson Corridor	T5.1: Neighborhood Center	T6.1: Urban Core		
Blue Springs, MO Downtown Development Code	T3: Sub-Urban	T4: General Urban	T5: Urban Center			CS: Civic Space

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# Modified Transect-Based

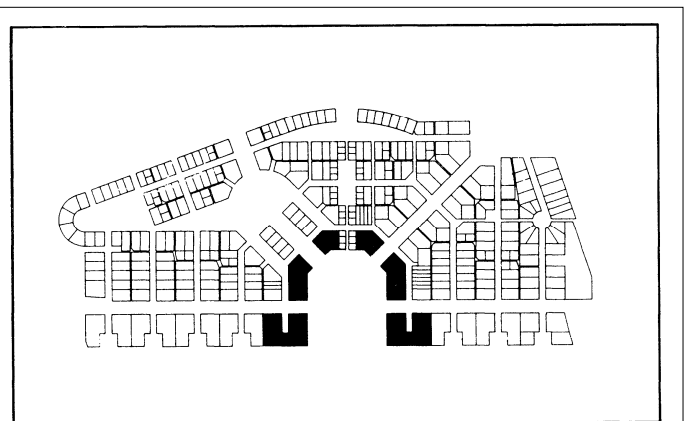
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Sarasota County		Edge	General	Core
Peoria Development Code		West Main-Local	Sheridan Triangle-Neighborhood Center Prospect Road-Neighborhood Center West Main-Neighborhood Center West Main-Local Commerce	Warehouse District-Local Warehouse District-Local
St. Lucie County	Edge	General	Center	Core



# Building Type-Based

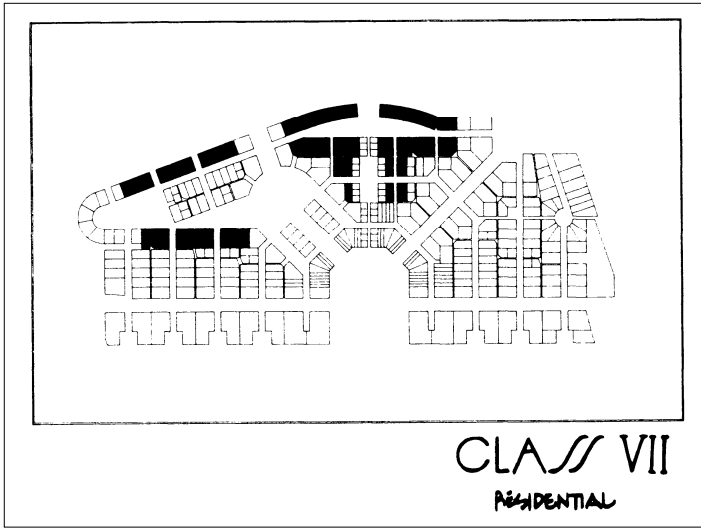
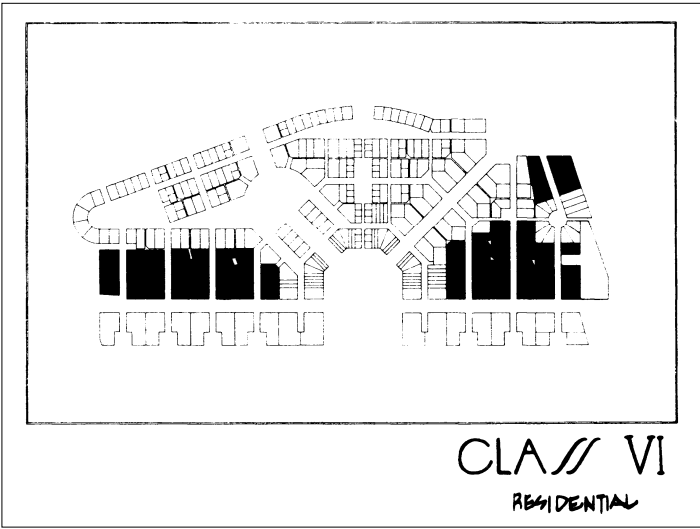
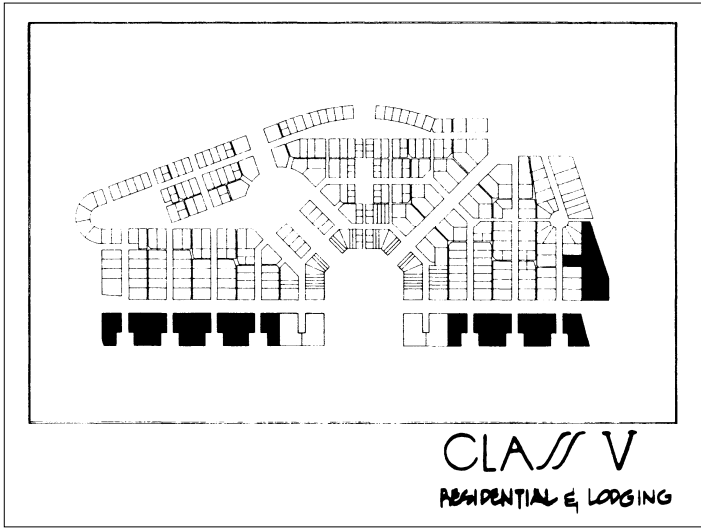
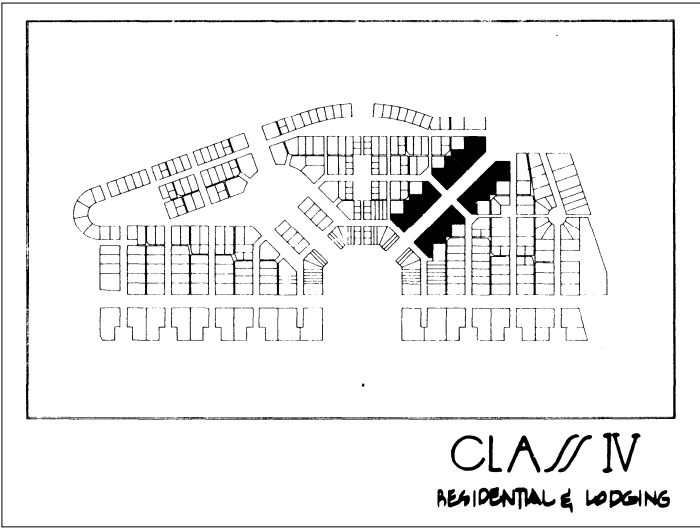
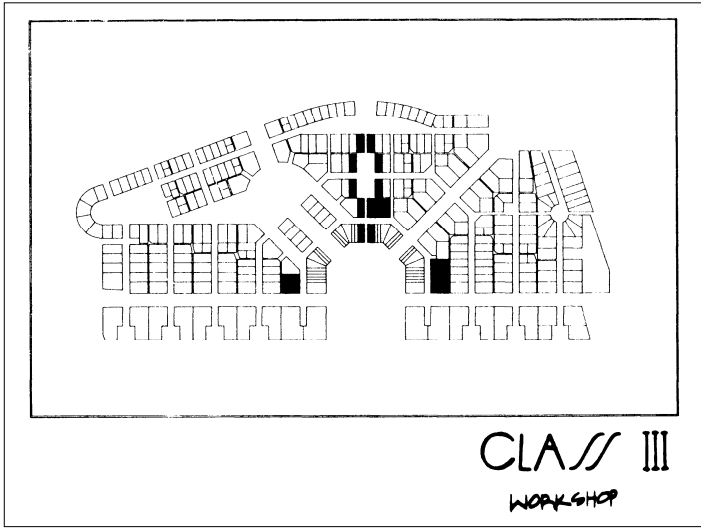
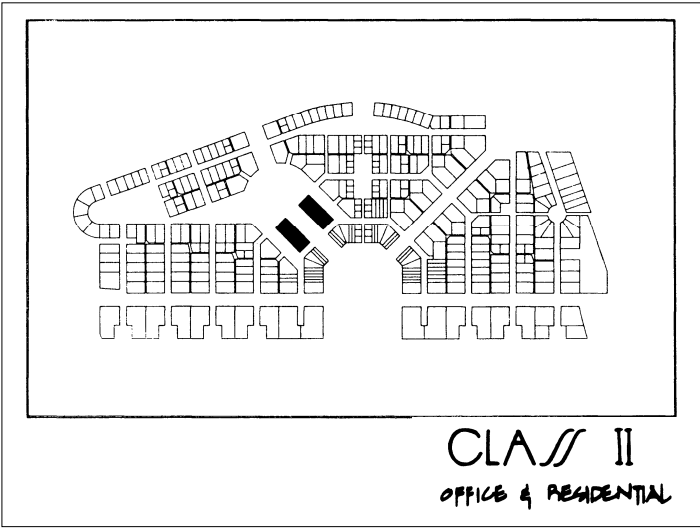


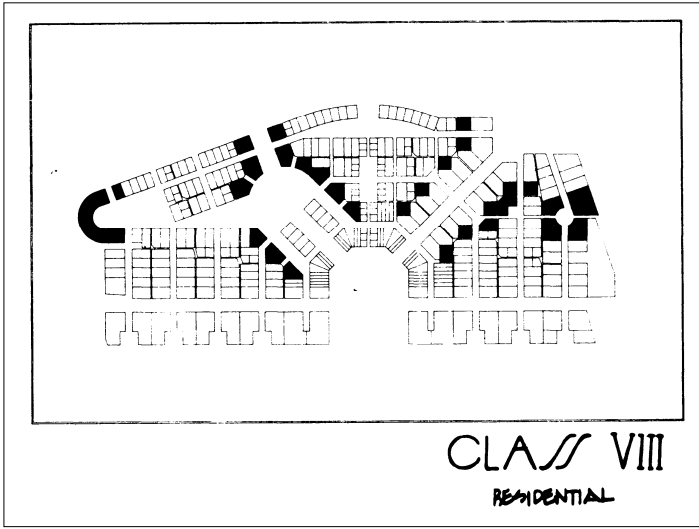
Seaside (FL)



**CLASS I**  
RETAIL, RESIDENTIAL & LODGING

Seaside (FL) – Plan and code by DPZ

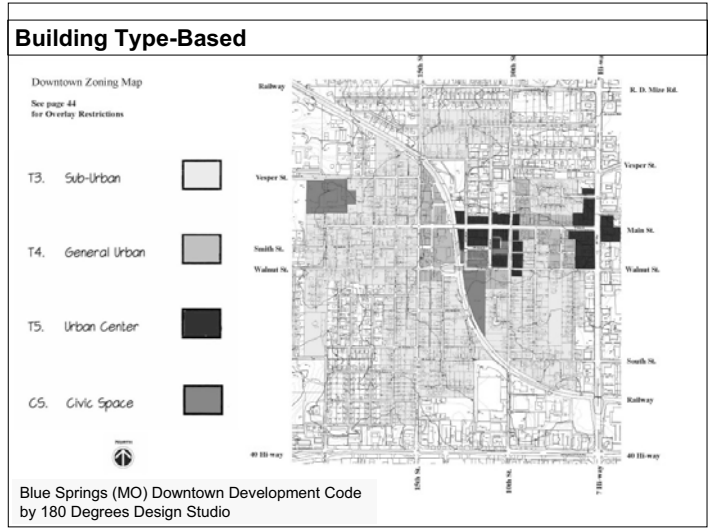
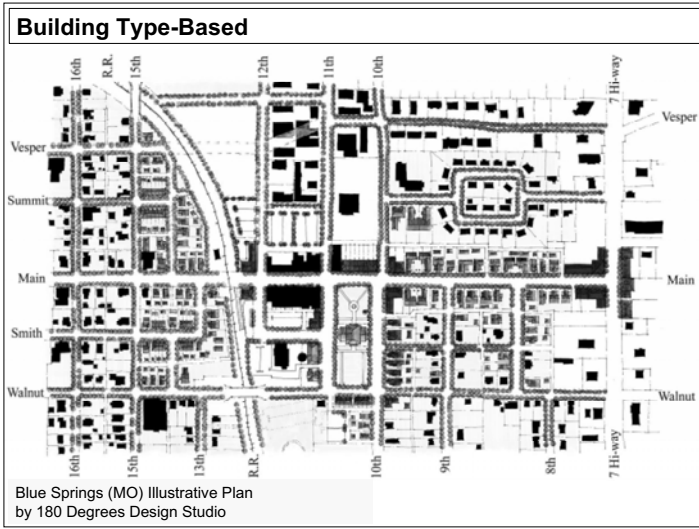




**ZONING CODE - TOWN OF SEASIDE**

	CLASS I SINGLE-FAMILY DETACHED	CLASS II SINGLE-FAMILY DETACHED	CLASS III SINGLE-FAMILY DETACHED	CLASS IV SINGLE-FAMILY DETACHED	CLASS V SINGLE-FAMILY DETACHED	CLASS VI SINGLE-FAMILY DETACHED	CLASS VII SINGLE-FAMILY DETACHED	CLASS VIII SINGLE-FAMILY DETACHED	CONDOMINIUM RENTAL
<b>YARD</b>									
<b>FRONT PORCH</b>									
<b>OFF-SCREENING</b>									
<b>PARKING</b>									
<b>DRIVING ROOM</b>									

Seaside (FL) – Plan and code by DPZ



Blue Springs DDC 15

**Type VI: Rowhouse**

**CLASSIFICATION**

**Definition:**  
A dwelling unit attached by a common wall to another dwelling unit. A Rowhouse is generally a fee simple unit, from ground to roof, with no units above or below it.

**Transect Zones:**

- T5: Allowed
- T4: Allowed
- T3: Not Allowed

Blue Springs (MO) Downtown Development Code  
by 180 Degrees Design Studio

**URBAN STANDARDS**

**Allowable Height**

T5: 2 to 5 stories permitted  
T4: 2 to 3 stories permitted

**Additional Standards**

**Lot Size Area**

T4: Minimum 16 feet lot width  
T5: No minimum lot size. Lot frontages are limited to no more than sixty (60) feet in width.

**Off-Street Parking**

T4: One space/dwelling unit  
T5: One space/dwelling unit

**Allowable Frontages**

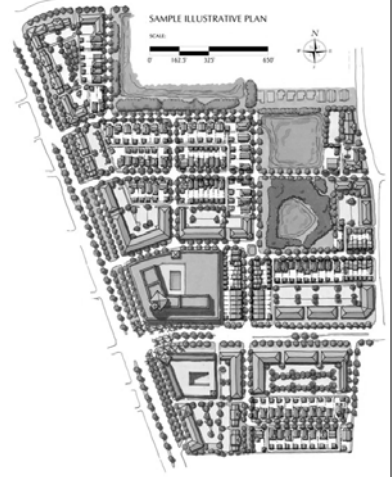
Blue Springs (MO) Downtown Development Code  
by 180 Degrees Design Studio

# example site



Sarasota County Government  
FLORIDA, USA

# establishing a vision



Sarasota County Government  
FLORIDA, USA

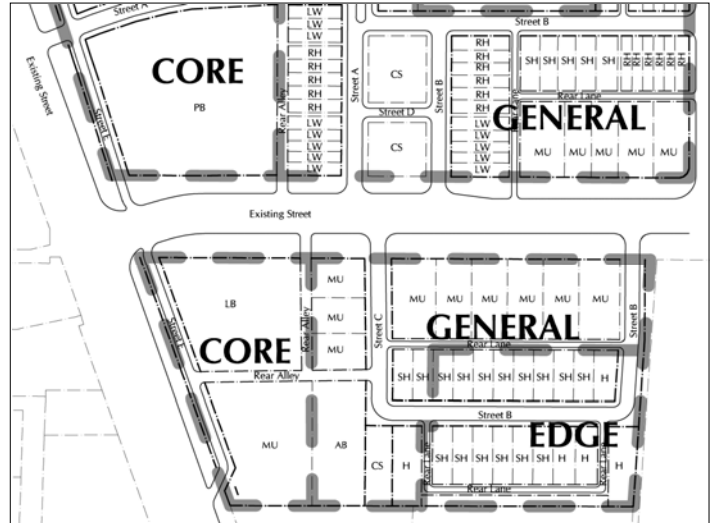
Illustrative Plan

# proposed regulating plan

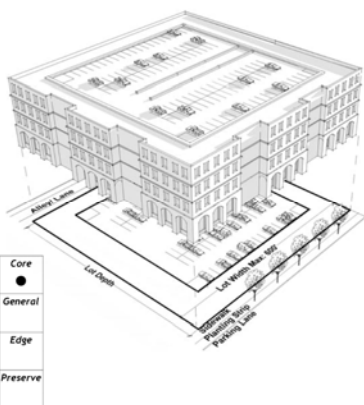


Sarasota County Government  
FLORIDA, USA

Regulating Plan



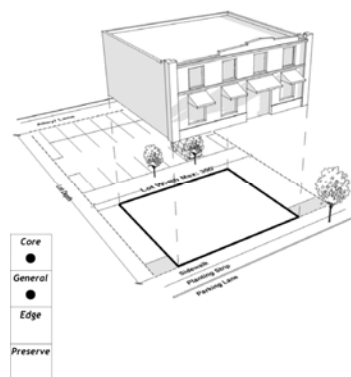
# menu of lot types



Liner Building



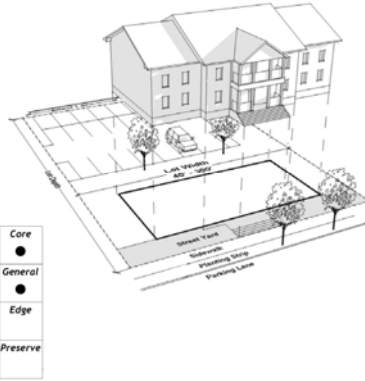
# menu of lot types



Mixed-Use



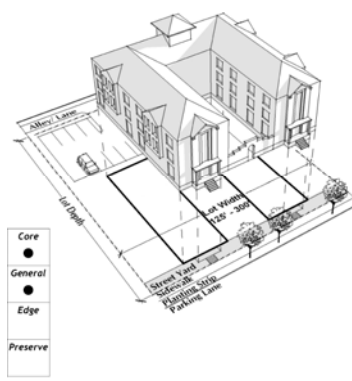
# menu of lot types



- Core ●
- General ●
- Edge ●
- Preserve ●

Apartment Building

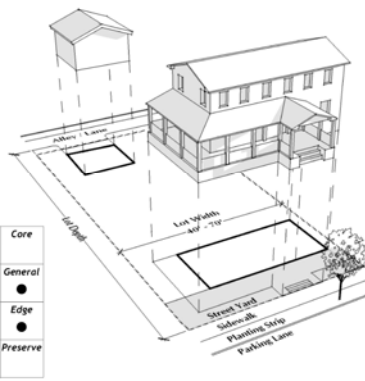
# menu of lot types



- Core ●
- General ●
- Edge ●
- Preserve ●

Courtyard Building

# menu of lot types



- Core ●
- General ●
- Edge ●
- Preserve ●

House

# menu of lot types

Lot Type	Lot Area (min / max in sf)	Lot Width (min / max)	Frontage (min / max)	Lot Coverage (max for all blocks)	Street (min / max)		Yards			Height <sup>1</sup> (min/max in feet)	Accessory Dwelling Unit (max floor footprint in sf)
					Core	General or Edge	Side (min)	Rear (min)	Water-front (min)		
Pedestrian Building Lot	no min / no max	no min / 600	90% / 100%	100%	0 / 10	not permitted	0	0	20 / 30	2 / 10 <sup>2</sup>	not permitted
Lined Building Lot	no min / no max	no min / 600	90% / 100%	100%	0 / 10	not permitted	0	0	20 / 30	2 / 3 <sup>3</sup>	not permitted
Mixed-Use Building Lot	no min / no max	no min / 300	90% / 100%	100%	0 / 10	10	0	0	20 / 30	2 / 3 <sup>3</sup>	not permitted
Apartment Building Lot	4,000 / no max	40 / 300	80% / 100%	100%	0 / 10	10	0	0	20 / 30	2 / 3 <sup>3</sup>	not permitted
Courtyard Building Lot	10,000 / no max	125 / 300	50% / 90%	80%	0 / 10	10	0	0	20 / 30	2 / 3 <sup>3</sup>	not permitted
Live-Work Building Lot	1,800 / 7,200	16 / 60	80% / 100%	80%	0 / 10	10	0	15	20 / 30	2 / 3 <sup>3</sup>	not permitted
Rowhouse Lot	1,800 / 3,600	16 / 32	90% / 100%	80%	0 / 10	10	0	15	20 / 30	2 / 3 <sup>3</sup>	625
Apartment House Lot	4,800 / 18,000	48 / 120	70% / 90%	80%	not permitted	10 / 25	5	15	20 / 30	not permitted	1,125
Duplex House Lot	5,000 / 10,000	15 / 30	60% / 90%	80%	not permitted	10 / 25	5	10	20 / 30	not permitted	625
Cottage House Lot	2,400 / 4,800	24 / 40	70% / 90%	60%	not permitted	5 / 25	3	10	20 / 30	not permitted	1,125
Sidewalk House Lot	1,800 / 7,200	30 / 60	60% / 90%	50%	not permitted	10 / 10 <sup>4</sup>	10	10	20 / 30	not permitted	800
House Lot	4,800 / 6,400	40 / 70	60% / 80%	50%	not permitted	10 / 10 <sup>4</sup>	5	10	20 / 30	not permitted	800
Single-Family Building Lot	no min / no max	no min / no max	no min / no max	no min / no max	no min / no max	no min / no max	0	10	20 / 30	1 / 3 <sup>3</sup>	1,250
Chick Space Lot	no min / no max	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	not permitted

<sup>1</sup> Minimum rear yards apply to lots with alleys or lanes and to lots with neither alleys nor lanes; rear yards do not apply to through lots or to double-frontend lots constructed to maintain a 7' rear yard minimum and maximum.

<sup>2</sup> Intrastate waterway and bays - 30'; all other waterfront yards - 20'

<sup>3</sup> Buildings must comply with maximum heights as measured in stories and in feet. Maximums that exceed the percentage of floor area for a one-story building in the Florida Building Code are counted as a story for the purpose of measuring height. Space within a no-flyline that is entirely non-habitable is not counted as a story. For heights measured in feet, see Section 6.2.4 for details and exceptions.

<sup>4</sup> See requirements for accessory dwelling units in Sections 5.3.2.a and 6.11.3.e. The maximum sizes in this column supersede those in Section 5.3.2.a.

<sup>5</sup> At or below the fifth story, partial buildings must step back at least 20' further from all streets than the story below; this requirement does not apply to alleys.

<sup>6</sup> On Courtyard Building Lots, the larger dimension of the central garden or courtyard must be at least 30' long if oriented east-west or 40' if oriented north-south. If the longer dimension is less than 11', architectural projections such as porches and balconies may only extend into the courtyard from one side. Eaveless access is allowed only up to the courtyard level.

<sup>7</sup> One side yard must be 10' min; the opposite side yard may be 0' if the adjacent lot is a Sidewalk House Lot or if the adjacent lot provides a maintenance easement, otherwise the opposite side yard must 7' min.

# permitted uses

Lot Type	Single-family detached	Two-family house	Upper story/ <sup>1</sup> attached residential	Family Day Care Home	Adult Day Care Home (up to 6)	Community Residential Home (see Section 5.3.2.2)	Guest house or accessory dwelling unit (see 5.3.2.2 & d)	Live-work unit (see Section 5.3.2.2)	Bed and Breakfast	Transient accommodations	Public & Civic Use Categories (Items 6.1.2.2, 6.1.2.3, 6.1.2.4, 6.1.2.5, 6.1.2.6, 6.1.2.7, 6.1.2.8, 6.1.2.9)	ENTIRE ZONING DISTRICTS:	Commercial Neighborhood (CN)	Office, Professional and Institutional (OPI)	Commercial General (CG)
Pedestrian Building Lot			P	P	P	L	P	P	P	P		S	S	S	
Lined Building Lot			P	P	P	L	P	P	P	P		S	S	S	
Mixed-Use Building Lot			P*	P*	P*	L	P	P	P	P		S	S	S	
Apartment Building Lot			P	P	P	L	P								
Courtyard Building Lot			P	P	P	L	P								
Live-Work Building Lot			P	P	P	L	L	P		P		S	S	S	
Rowhouse Lot			P	P	P	L	L	P							
Apartment House Lot			P	P	P	L	L	P							
Duplex House Lot		P		P	P	L	L	P							
Cottage House Lot	P			P	P	L	L	P							
Sidewalk House Lot	P			P	P	L	L	P							
House Lot	P			P	P	L	L	P							
Chick Space Lot											P**				

NOTES: P = Permitted use (see Section 5.1.1.a.1) L = Permitted with limitations (see Section 5.1.1.a.2) BLANK = Use not permitted

\* Residential uses in Mixed-Use Building Lots may not be placed in the ground floor story.

\*\* Chick Space Lots are not building sites; see Section 6.11.5.1 for allowable uses on Chick Space Lots

# Example codes:

Downtown Development Code for Blue Springs, MO:  
[www.spikowski.com/BlueSpringsMO-DowntownDevelopmentCode.pdf](http://www.spikowski.com/BlueSpringsMO-DowntownDevelopmentCode.pdf)

Mixed-Use Infill Code for Sarasota County, FL:  
[www.spikowski.com/Sarasota.htm](http://www.spikowski.com/Sarasota.htm)

# These slides:

[www.spikowski.com/AustinOrganizingPrinciples.pdf](http://www.spikowski.com/AustinOrganizingPrinciples.pdf)

### FBC 101: Introduction to Form-Based Coding

A prerequisite for the other two courses, this course covers the principles and components of Form-Based Codes, a brief history of zoning and planning practice, the legal basis for Form-Based Coding, a comparison of the tools available to shape community form and character provided by Euclidean zoning versus Form-Based Codes, a field exercise to increase participant understanding of the components of good urbanism and how they can be incorporated into a Form-Based Code, a review of the kinds of FBCs, FBC case studies, and an introduction to how an FBC is prepared.

- July 15-17, 2008, Ventura, CA [REGISTER](#)
- September 26-27, 2008, Arizona State University, Phoenix, AZ [REGISTER](#)
- November 20-21, 2008, Oak Park, IL

### FBC 201: Preparing a Form-Based Code – Design Considerations

This course goes into depth on how to create and use building form and public space standards within a regulating plan in already built-out communities, Greenfield sites, re-development sites and regional plans. Architectural standards, imaging techniques for charrettes, and code document design are also covered. The course includes not only lectures presenting design principles and case studies but also hands-on participation creating regulation plans and their components.

- June 12-15, 2008, Fort Worth, TX

### FBC 301: Completing, Adopting and Administering the Code

This course covers a checklist for evaluating the effectiveness of a Form-Based Code, an in-depth look at the advantages, disadvantages, and mechanics of mandatory, parallel and floating-zone forms of FBCs, how to structure the coding process, including what must happen before and after the code is drafted, what to keep and what to discard from an existing conventional code, the legal aspects of adopting a FBC in its consistency with the comprehensive plan, adoption mechanics and insulating against potential challenges, and post-adoption implementation.

- January/February 2009, Phoenix, AZ *(tentative)*

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For more information and for on-line registration go to our website at [www.formbasedcodes.org](http://www.formbasedcodes.org) or call Carol Wyant at 312/346-5942.

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**FBCI** Form-Based  
Codes  
Institute



## SPIKOWSKI PLANNING ASSOCIATES

William M. Spikowski, AICP

1617 Hendry Street, Suite 416  
Fort Myers, Florida 33901-2947  
phone: (239) 334-8866  
fax: (239) 334-8878  
e-mail: [bill@spikowski.com](mailto:bill@spikowski.com)  
web: [www.spikowski.com](http://www.spikowski.com)