

THE 2008 DRIEHAUS FORM-BASED CODES AWARD

FBCI Form-Based
Codes
Institute

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THE 2008 DRIEHAUS FORM-BASED CODES AWARD JURY



THE 2008 DRIEHAUS FORM-BASED CODES AWARD JURY



Scott Polikoff AICP

THE 2008 DRIEHAUS FORM-BASED CODES AWARD JURY



Mary Madden, AICP

THE 2008 DRIEHAUS FORM-BASED CODES AWARD JURY



2 0 0 8 A W A R D W I N N E R

The Driehaus Form-Based Codes Award

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City of Benicia Downtown Mixed-Use Master Plan Code

*This award is presented to the following team members who participated
in the development of the code:*

City of Benicia
Opticos Design
Crawford Multari & Clark Associates
Strategic Economics
Prentice & Prentice, Inc.
Nelson Nygaard

Presented April 5, 2008, during CNU Congress XVI, Austin, Texas

*Jury: Rick Bernhardt, FAICP (Chair); Mary Madden, AICP;
Wendy Morris, MPlA, VPELA Fellow; Scott Polikov, AICP*

Rick Bernhardt, FAICP, Jury Chair

FBCI
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Paul Crawford, FAICP, FBCI Board Chair

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Near Southside Development Standards and Guidelines Fort Worth, Texas

*This award is presented to the following team members who participated
in the development of the code:*

City of Fort Worth, Planning and Development Department
City of Fort Worth, Transportation and Public Works Department
Fort Worth South, Inc.

Presented April 5, 2008, during CNU Congress XVI, Austin, Texas

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Paul Crawford, FAICP, FBCI Board Chair

2 0 0 8 A W A R D W I N N E R

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Midtown Corridors Development Code Ventura, California

*This award is presented to the following team members who participated
in the development of the code:*

City of Ventura
HDR Town Planning
Crawford Multari & Clark Associates
Historic Resources Group
Mainstreet Architects+Planners, Inc.

*Presented April 5, 2008, during CNU Congress XVI, Austin, Texas
Jury: Rick Bernhardt, FAICP (Chair); Mary Madden, AICP;
Wendy Morris, MPPIA, VPELA Fellow; Scott Polikov, AICP*

Rick Bernhardt, FAICP, Jury Chair

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Exemplars

CITY OF BENICIA
Downtown Mixed Use Master Plan
September 2007



Prepared By:



Opticos Design, Inc.
Berkeley, California

Illustrative Framework Plan



Downtown Mixed Use Master Plan
Opticos Design, Inc.

CITY OF BENICIA, CA DOWNTOWN MIXED USE MASTER PLAN



Chapter 2: Analysis and Background

Prevalence of Office Uses

During the Master Plan process, many community members also expressed concern over the significant presence of ground floor office users on First Street. While blocks generally south of F Street have continuous retail activity and create vibrant shopping atmospheres, blocks further to the north have a greater mix of office and retail activity. In some areas, the presence of ground floor offices makes it difficult for retailers to establish enough of a presence to draw pedestrian activity. Further, retailers are concerned that office-adjacent users are willing to pay higher rents, which could further erode existing concentrations of retail.

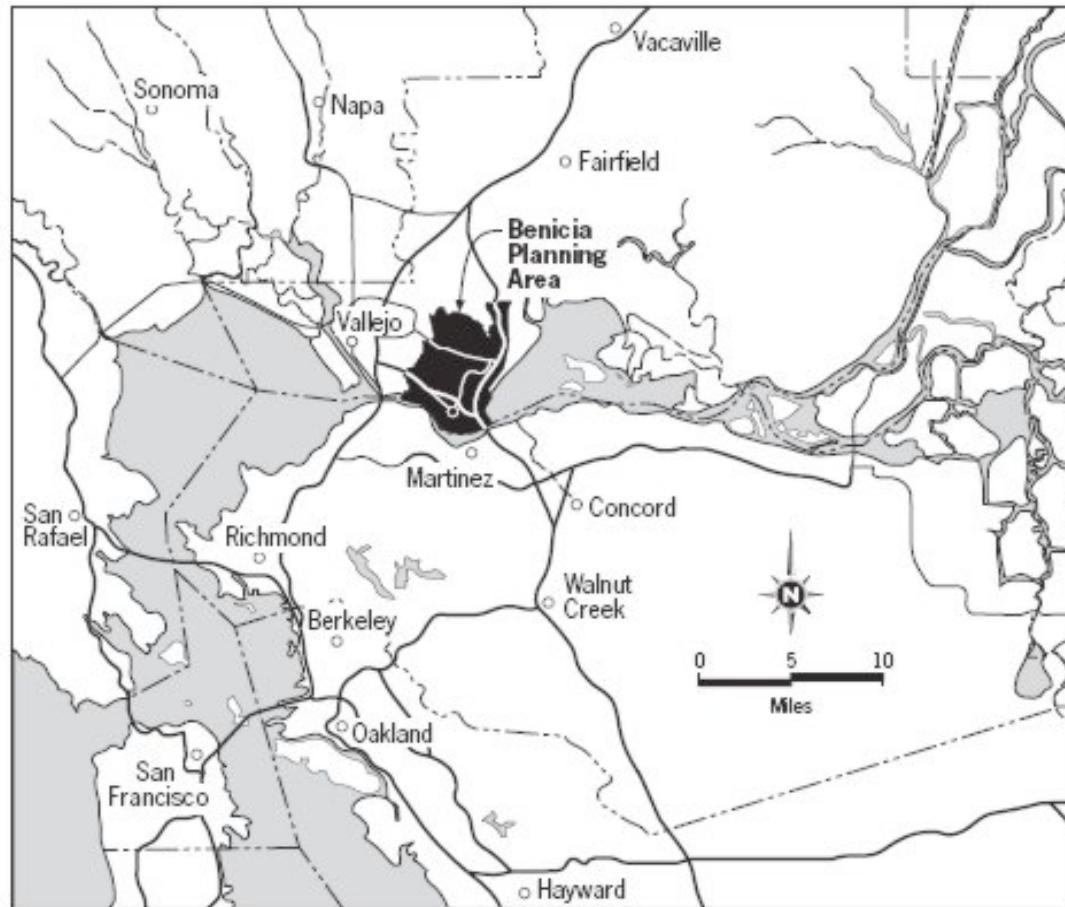
Despite these concerns, market overview analysis indicates that office users play a very significant role in Downtown Benicia, providing nearly half of all jobs and over one-third of all business opportunities. Many of these office users, such as real estate agents and accountants, benefit from the walk-in activity and visibility associated with ground floor spaces.

Above left: diagram illustrating First Street overlaid with a 1/4 mile radius; the potential distance pedestrians may be expected to walk; above right: diagram illustrating lack of high quality public spaces in the First St. planning area.

2-4

Downtown Mixed Use Master Plan
Options Design, Inc.

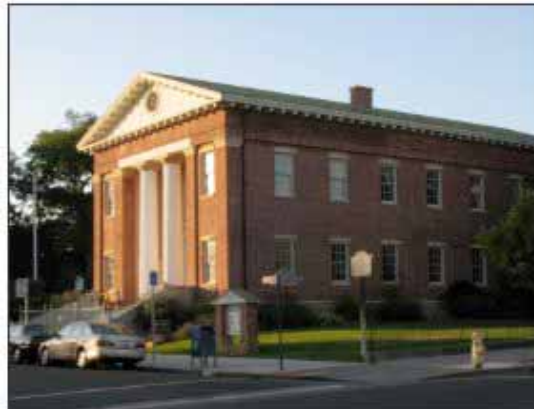
30 MILES FROM SAN FRANCISCO



ON THE CARQUINEZ STRAIT AND SP RAIL LINE



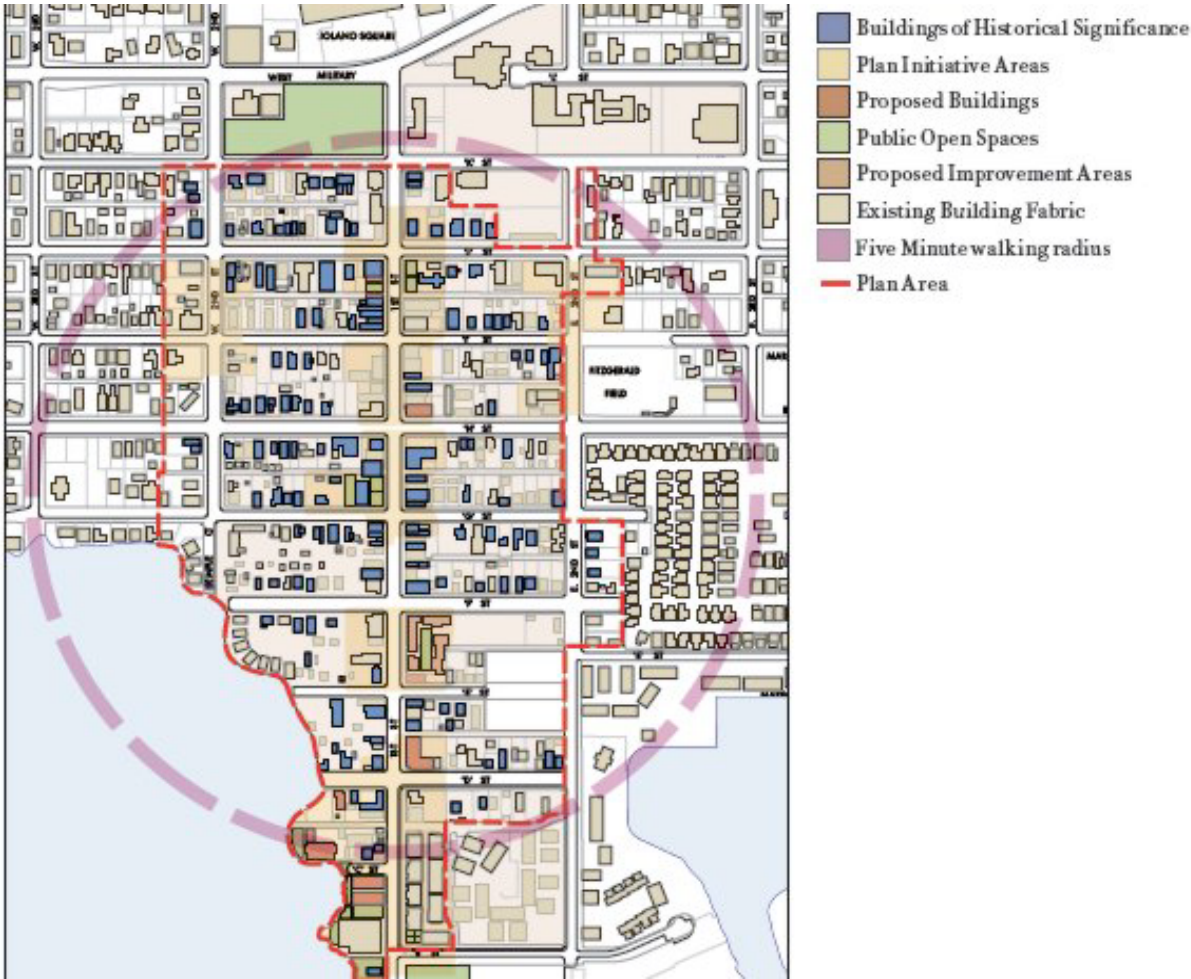
HISTORY MEETS INDUSTRY



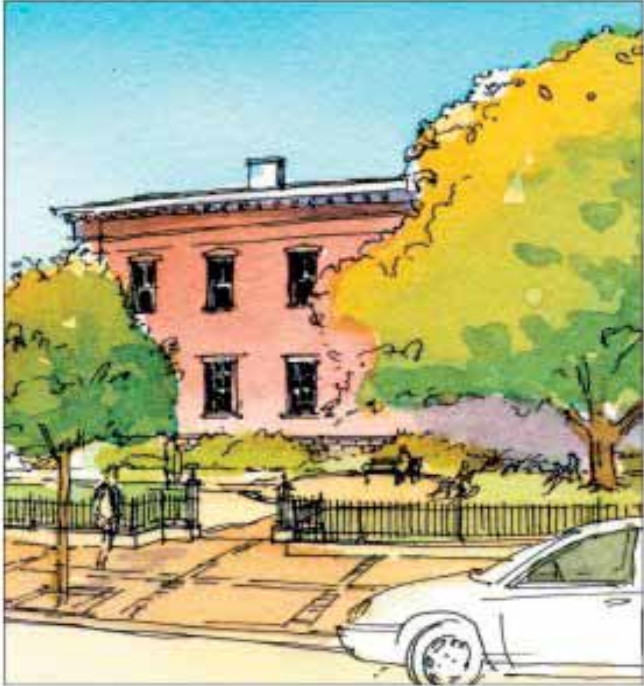
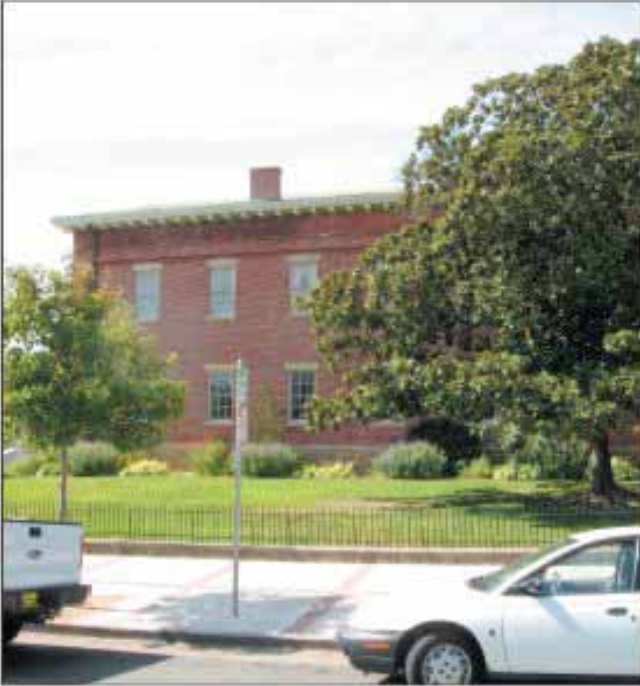
INCLUSIVE PROCESS



PLAN FRAMEWORK



STATE CAPITOL 1853-54



FINE-GRAINED VISION



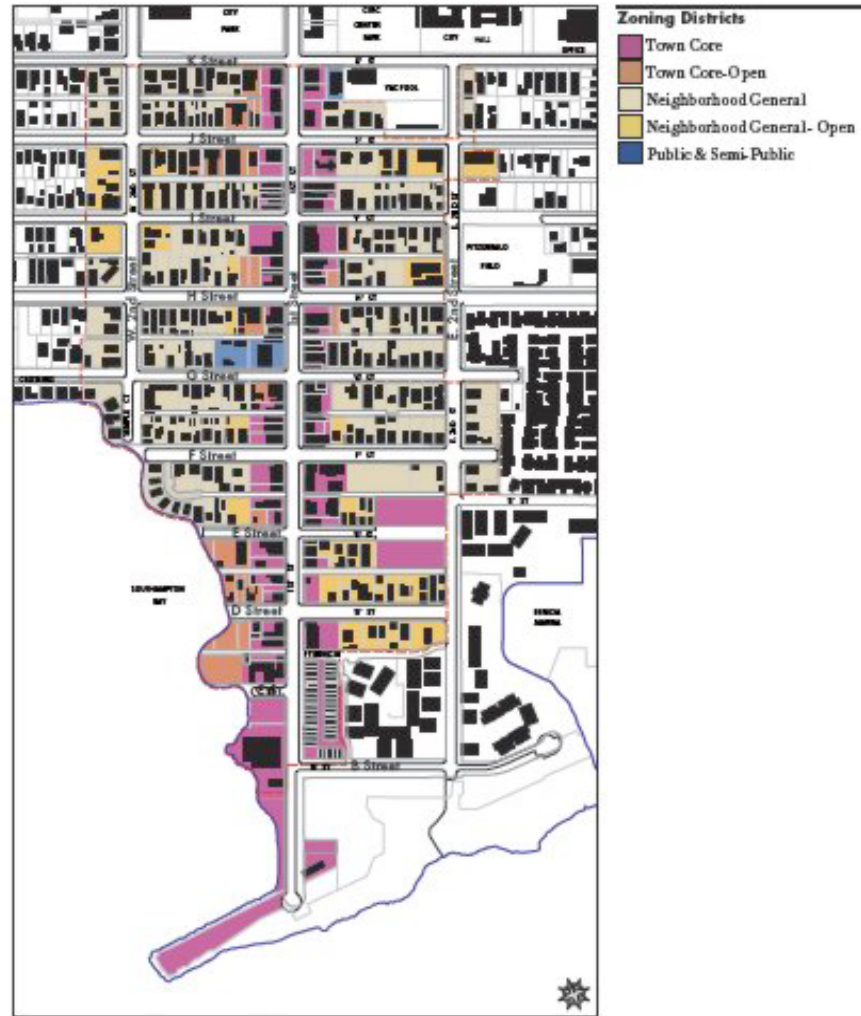
MERGING PUBLIC/PRIVATE SPACES



Immediately to the west, the square in front of St. Paul's church and the parking lot immediately to the west provide another opportunity for a coupling of two, high-quality open spaces, similar to the Majestic Theater - Capitol Grounds node described above. The City parking lot provides a unique view of the formal rear elevation of the Masonic Hall, the monumental wall of the E. D. E. S Hall, and is flanked by two grandly-scaled masonry commercial block buildings. The City should explore the possibility of creating an outdoor plaza, relocating the onsite parking elsewhere, and promoting small commercial additions to the sides of the buildings along the alley. The space would be well-animat ed by adjacent commercial uses such as restaurants or cafés, and would provide distinct views of the area's historic buildings. The plaza should be defined by a low, masonry wall along First Street, and may be designed to accommodate outdoor seating for adjacent commercial businesses as illustrated.



RESPONSIVE REGULATING PLAN

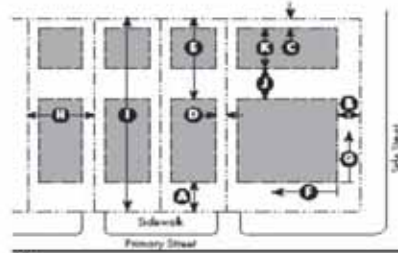


Downtown Mixed Use Master Plan
Opticos Design, Inc.



CLEAR CONCISE CODE

Neighborhood General-Open (NG-O) Standards



Key
 — Property Line
 — Build-to-Line (BTL)
 — Setback Line
 ■ Building Area

Building Placement

Build-to-Line (Distance from Property Line)		
Front	20' *	A
Side Street	10'	B
Rear, Ancillary Building	5'	C

*May be reduced to meet farthest back adjacent BTL if adjacent BTL is less than 20' from property line.

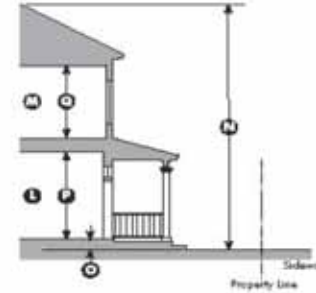
Setback (Distance from Property Line)

Side	4' one side, 8' other	D
Rear, Main Building	35' *	E

*Setback shall be 120' measured from front property line if no alley adjoins the property.

Building Form

Primary Street Façade built to BTL	50% min.	F
Side Street Façade built to BTL	50% min.	G
Lot Width	50' max.	H
Lot Depth	150' max.	I
Distance between buildings	10' min.	J
Depth of ancillary building	20' max.	K
Footprint of ancillary building	1000 sf max.	



Use

Ground Floor	Residential, Retail, or Service	L
Upper Floor(s)	Residential	M

*See Table 4.3 for specific uses.

Height

Building Max.	2.5 stories and 30' max.	N
Ancillary Building Max.	1.5 stories and 15' max.	
Finish Ground Floor Level	18" min. above sidewalk*	O
First Floor Ceiling Height	10' min. clear	P
Upper Floor Ceiling Height	8' min. clear	Q

*6" on downslope lots.

Notes

Mansard roof forms are not allowed.
 The windows along any portion of a building that project beyond the rear façade of adjacent homes must be privacy windows if the façade is 10' or less from the side property line.
 Any decks on the rear of houses greater than 2' above grade must have a privacy screen toward neighboring lots.
 Monument and illuminated signs are prohibited.

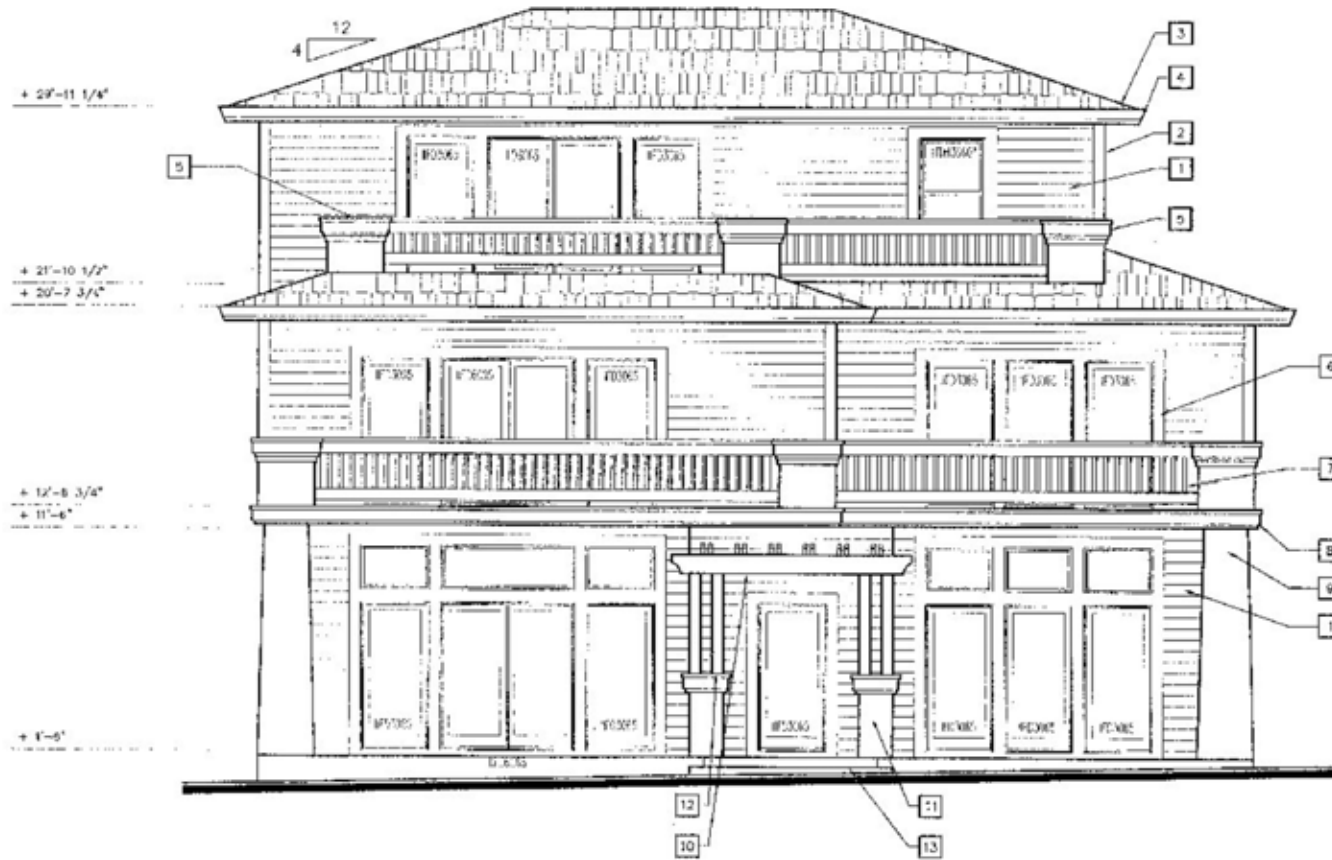
FIRST PROJECT IDEA



INITIAL PROPOSAL



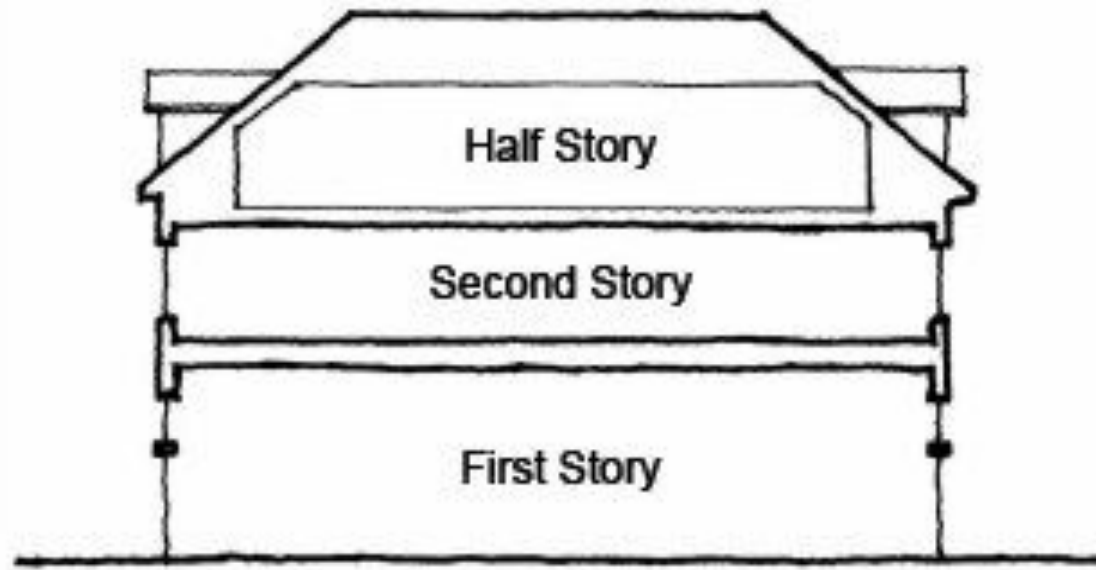
APPLICANT REVISION



NORTH SIDE ELEVATION

SCALE: 1/4" = 1'-0"

KEY TO RESOLUTION



FACILITATED REVISION



NORTH ELEVATION

APPROVED FORM



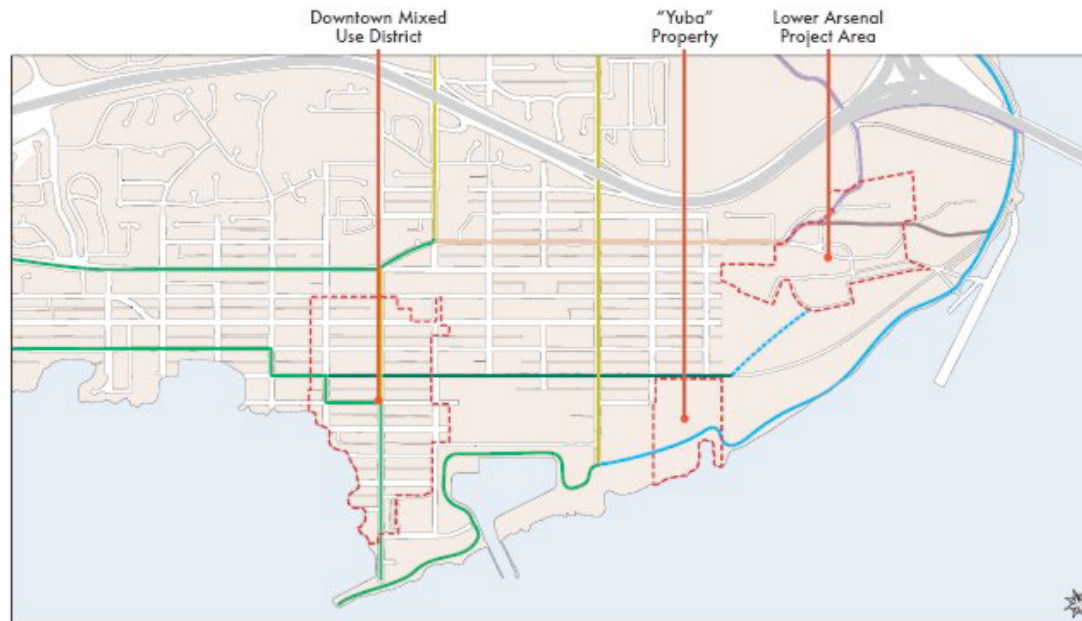
NORTH SIDE ELEVATION

SCALE: 1/4" = 1'-0"

FIRST STORY POLES



COMING SOON: ANOTHER FBC



Bicycle Connections

With the impending completion of the Benicia Bridge bike path, Benicia stands to benefit greatly from increased regional bicycle access, tying into the extensive path system on the south side of the Carquinez Strait and extending west to Vallejo and the Carquinez Bridge. To take advantage of these new connections, the City should prioritize the following bicycle improvements, in order:

1. **Park Road from Benicia Bridge path to Military East.** Park Road currently has no accommodations for either bicyclists or pedestrians, and improving it is key to connecting Downtown and the Arsenal to the new bridge path.
2. **Military East.** Extending the bike lanes from Military West to the Arsenal will require eliminating some on-street parking on Military East.
3. **H Street to Arsenal.** H Street offers a low-volume alternative to Military East for connecting Downtown and the Arsenal, particularly if right-of-way can be obtained to construct a path along the west edge of the Arsenal.

Key

- Existing Bicycle Routes
- Future Bicycle Routes
- Proposed Routes:
- Park Road - Military East
- Military East
- H Street to Arsenal
- West Edge Path
- Adams Street to Bayshore
- Bayshore Trail

ARSENAL SPECIFIC PLAN – 2008



The Officers' Square, like the Clocktower Green, is intended to provide another high quality address for a potential Heritage Campus or other institutional use that can be compatible with the existing uses in the immediate area. Residential uses, if proposed for any of the new building sites, should be carefully considered for their compatibility with adjacent uses as well as their ability to provide a building of high quality, architectural character.



Top: Illustrative vision of a restored Jefferson Street as seen from the front of the Officers' Duplex. Above: Historic image of the Officers' Square area circa 1887 showing formal landscape hedge treatments.

CITY OF BENICIA
Downtown Mixed Use Master Plan
September 2007



Prepared By:



Opticos Design, Inc.
Berkeley, California

THE 2008 DRIEHAUS FORM-BASED CODES AWARD

FBCI Form-Based
Codes
Institute

Benicia

Jury comments

CITY OF BENICIA
Downtown Mixed Use Master Plan
 September 2007



Prepared By:



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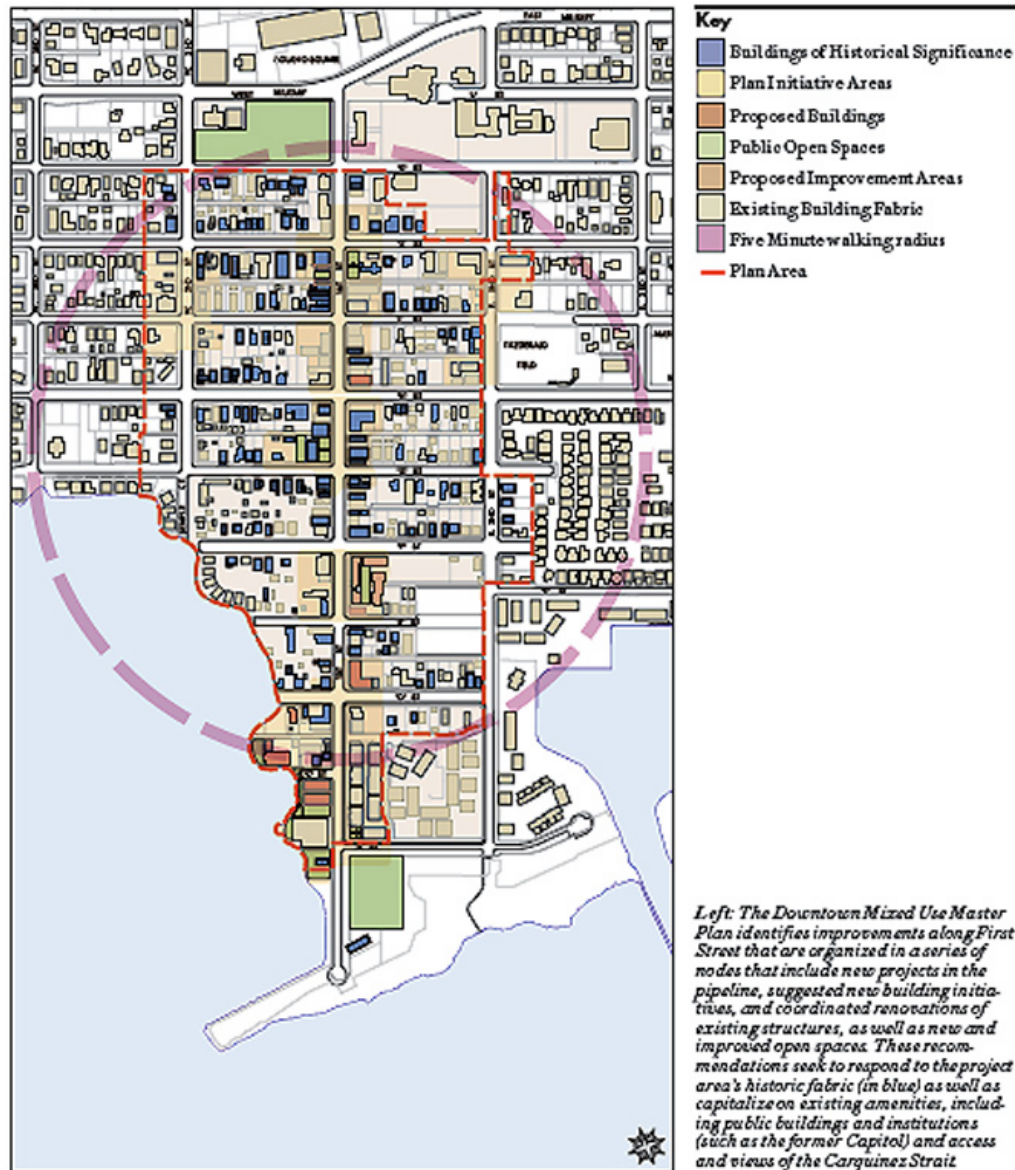
Appendix A: Market Conditions and Recommendations	5-1
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A clear vision in the Master Plan, well-integrated with the Form-based Code

A good model for use in similar historic downtown cores

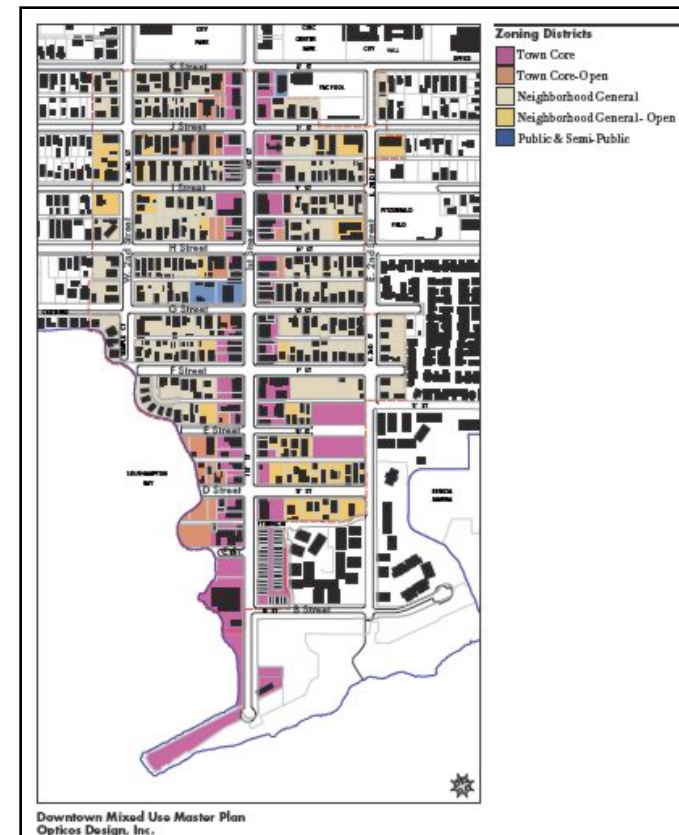


Illustrative Framework Plan



Clear Framework Plan and Regulating Plan

Identifies the main street and the residential areas, as well as two 'transition areas' on side streets, some of which should be more commercial in built form character, and others more residential. Uses flexible.



Clear Zone descriptions, with statement on what ‘mixed use’ means in each zone

Simple sketch of the indicative built form sought in each zone

Chapter 4: Form-Based Code

Zone Descriptions

Town Core (TC):
 The primary intent of this zone is to enhance the vibrant, pedestrian-oriented character of First Street. The physical form and uses are regulated to reflect the urban character of the historic shopfront buildings.

How mixed use is defined within this zone: Mixed use within this zone primarily refers to vertical mixed use where retail or commercial are on the ground floor and residential or commercial are above.

Town Core-Open (TC-O):
 The primary intent of this zone is to regulate the physical form of shopfront buildings along the side streets between First Street and Second Street in order to provide an appropriate transition from First Street into the residential neighborhoods. The physical form of a shopfront building is regulated while allowing flexibility in use.

How mixed use is defined within this zone: Mixed use within this zone is defined by the flexibility and compatibility in use, allowing retail, commercial, or residential live/work uses in a shopfront form.

Neighborhood General (NG):
 The primary intent of this zone is to protect the integrity and quality of the downtown residential neighborhoods.

How mixed use is defined within this zone: Appropriately scaled ancillary buildings are allowed that can accommodate residential, home-office, or workshop uses.

Neighborhood General-Open (NG-O):

Neighborhood General-Open (NG-O):

The primary intent of this zone is to ensure a residential physical form to relate to adjacent residential buildings along the side streets between First Street and Second Street in order to provide an appropriate transition from First Street into the residential neighborhoods. The physical form of a residential building is regulated while allowing flexibility in use. This zone is applied to buildings with an existing residential form that has been compromised by on-site or adjacent development making pure residential use inappropriate.

How mixed use is defined within this zone: Commercial or residential uses are allowed in this area in a residential form both in the main buildings as well as in ancillary buildings.

4-4 Downtown Mixed Use Master Plan
Opticon Design, Inc.

Chapter 4: Form-Based Code

Town Core (TC) Standards



Town Core (TC):
 The primary intent of this zone is to enhance the vibrant, pedestrian-oriented character of First Street. The physical form and uses are regulated to reflect the urban character of the historic shopfront buildings.

How mixed use is defined within this zone: Mixed use within this zone primarily refers to vertical mixed use where retail or commercial are on the ground floor and residential or commercial are above.

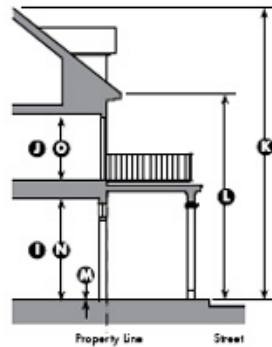
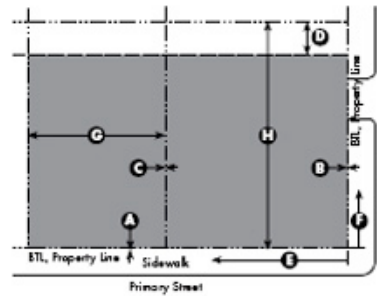
How "primary street" is defined within this zone: The primary street is always First Street.

Illustrative example of buildings in a Town Core zone

4-5 Downtown Mixed Use Master Plan
Opticon Design, Inc.

Easy to follow graphic standards for both building envelope and parking areas

Town Core (TC) Standards



Key
 — Property Line — Setback Line
 — Build-to Line (BTL) ■ Building Area

Building Placement		
Build-to Line (Distance from Property Line)		
Front	0'	A
Side Street	0'	B
Setback (Distance from Property Line)		
Side	0'	C
Rear		
Adjacent to NC Zone	8'	D
Adjacent to any other Zone	5'	D
Building Form		
Primary Street Façade built to BTL	80% min.*	E
Side Street Façade built to BTL	30% min.*	F
Lot Width	125' max.	G
Lot Depth	100' max.	H

* Street façades must be built to BTL along first 30' from every corner.

Notes
 All floors must have a primary ground-floor entrance that faces the primary or side street.
 Loading docks, overhead doors, and other service entries are prohibited on street-facing façades.
 Any building over 50' wide must be broken down to read as a series of buildings no wider than 50' each.

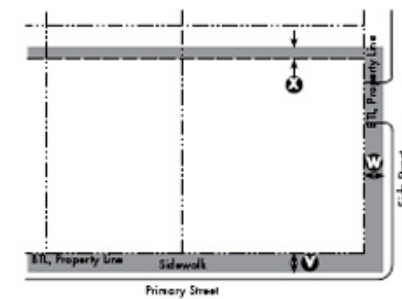
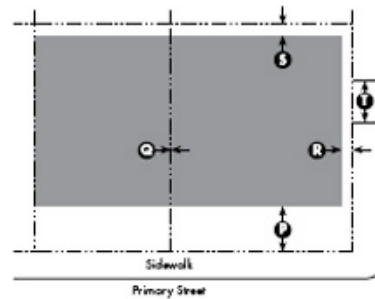
Use		
Ground Floor	Service, Retail, or Recreation, Education & Public Assembly*	I
Upper Floor(s)	Residential or Service*	J

* See Table 4.1 for specific uses. Ground floors that face the waterfront shall be nonresidential and shall not include parking, garages, or similar uses.

Height		
Building Min.	22'	K
Building Max.	2.5 stories and 40'	K
Max. to Eave/Top of Parapet	35'	L
Ancillary Building Max.	2 stories and 25'	
Finish Ground Floor Level	6" max. above sidewalk	M
First Floor Ceiling Height	12' min. clear	N
Upper Floor(s) Ceiling Height	8' min. clear	O

Notes
 Mansard roof forms are not allowed.
 Any section along the BTL not defined by a building must be defined by a 2' 6" to 4' 6" high fence or stucco or masonry wall.

Town Core (TC) Standards



Key
 — Property Line
 ■ Parking Area

Parking		
Location (Distance from Property Line)		
Front Setback	30'	P
Side Setback	0'	Q
Side Street Setback	5'	R
Rear Setback	5'	S

Required Spaces		
Ground Floor		
Uses < 3,000 sf	No off-street parking required	
Uses > 3,000 sf	1 space/500 sf	
Upper Floors		
Residential uses	1 space/unit; .5 space/studio	
Other uses	1 space/1,000 sf	

Notes
 Parking Drive Width 15' max. T
 On corner lots, parking drive shall not be located on primary street. U
 Parking may be provided off-site within 1,300' or as shared parking.
 Bicycle parking must be provided and in a secure environment.
 Parking drives are highly discouraged along First Street and only permitted if there is no other option for access to parking areas.

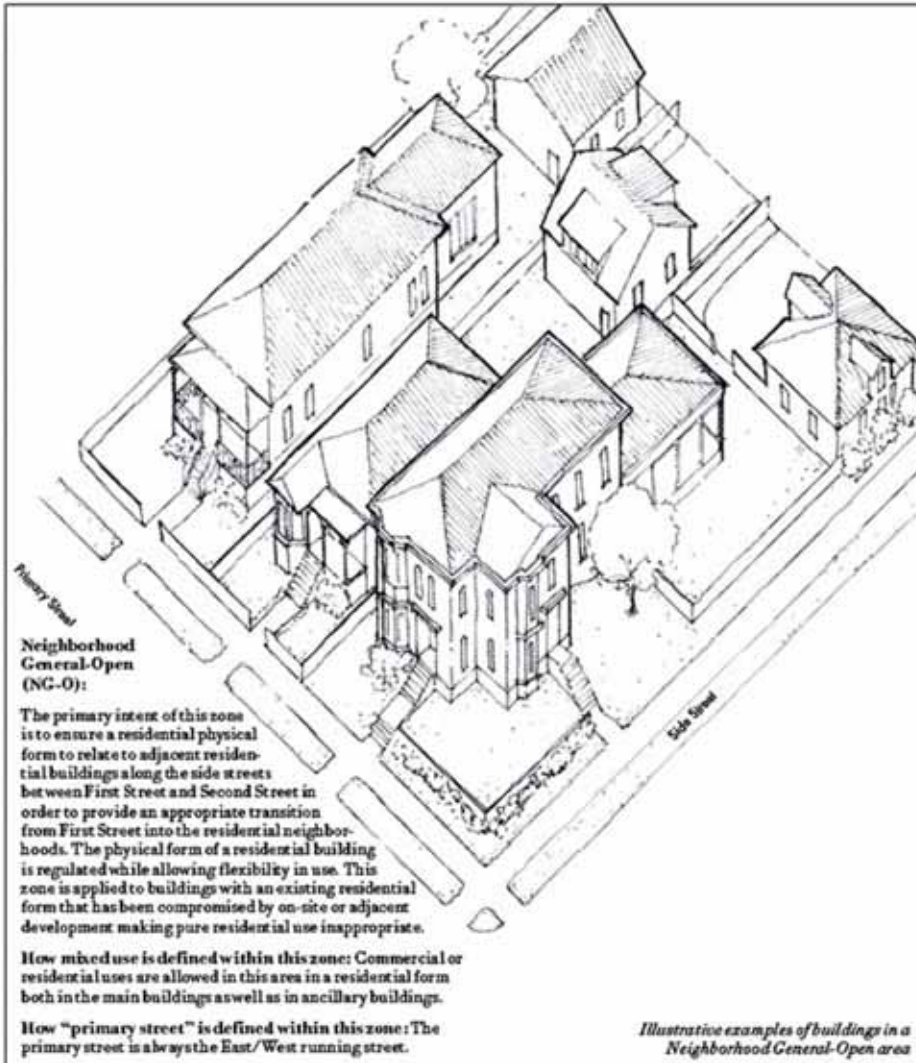
Key
 — Property Line — Setback Line
 — Build-to Line (BTL) ■ Encroachment Area

Encroachments		
Location		
Front	12' max.	V
Side Street	8' max.	W
Rear	4' max.	X

Notes
 Canopies, Awnings, and Balconies may encroach over the BTL on the street sides, as shown in the shaded areas. Balconies may encroach into the setback on the rear, as shown in the shaded areas.
 Upper-story galleries facing the street must not be used to meet primary circulation requirements.

Allowed Frontage Types (see page 4-26)		
Gallery		
Clearance	1' min. back from curb line	
Height	9' min. clear, 2 stories max.	
Awning		
Depth	10' max.	
Forecourt		
Depth	15' min., not to exceed width	
Width	20' min., 50% of lot width max.	

Neighborhood General-Open (NG-O) Standards



Neighborhood General-Open (NG-O):

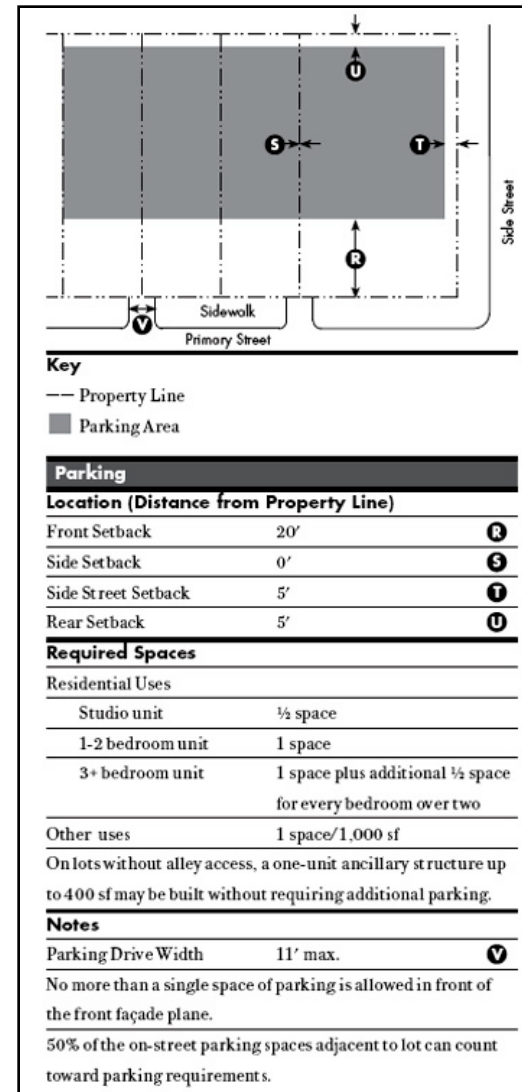
The primary intent of this zone is to ensure a residential physical form to relate to adjacent residential buildings along the side streets between First Street and Second Street in order to provide an appropriate transition from First Street into the residential neighborhoods. The physical form of a residential building is regulated while allowing flexibility in use. This zone is applied to buildings with an existing residential form that has been compromised by on-site or adjacent development making pure residential use inappropriate.

How mixed use is defined within this zone: Commercial or residential uses are allowed in this area in a residential form both in the main buildings as well as in ancillary buildings.

How "primary street" is defined within this zone: The primary street is always the East/West running street.

Illustrative examples of buildings in a Neighborhood General-Open area

The 'Residential' transition zone - Clear illustration and clear parking standards



A Future Opportunity?

The study area excludes the Solano Square modern retail complex at top of First Street. A future vision might suggest adding a re-development concept for this prominent site together with a form-based code element, to encourage it to contribute better to the main entry to the First St precinct, and to integrate with adjoining civic precinct.





NEAR SOUTHSIDE Development Standards and Guidelines



Prepared by Fort Worth South, Inc.
in cooperation with the City of Fort Worth

October 2007



Fort Worth

4.B. Development Zones and Historic Properties

1. NORTHWEST

Basic Development Standards (Standards and guidelines are listed in Sections 5-7.)

T4	20 ft maximum front setback 15 foot maximum height 3 stories max. if single use 5 stories max. at public space g.r. use 8 stories max. at public space g.r. use Parking limited to backside buildings	T5	20 foot maximum front setback 15 foot maximum height 3 stories max. if single use 8 stories at public space g.r. use 10 stories at public space g.r. use Parking limited to backside buildings	-N	Neighborhood zone No single use non-residential 3 stories max. if stories at public space or use of uses
				-I	Historic Institutional zone Flexible density and ordinance standards

NORTHWEST QUADRANT

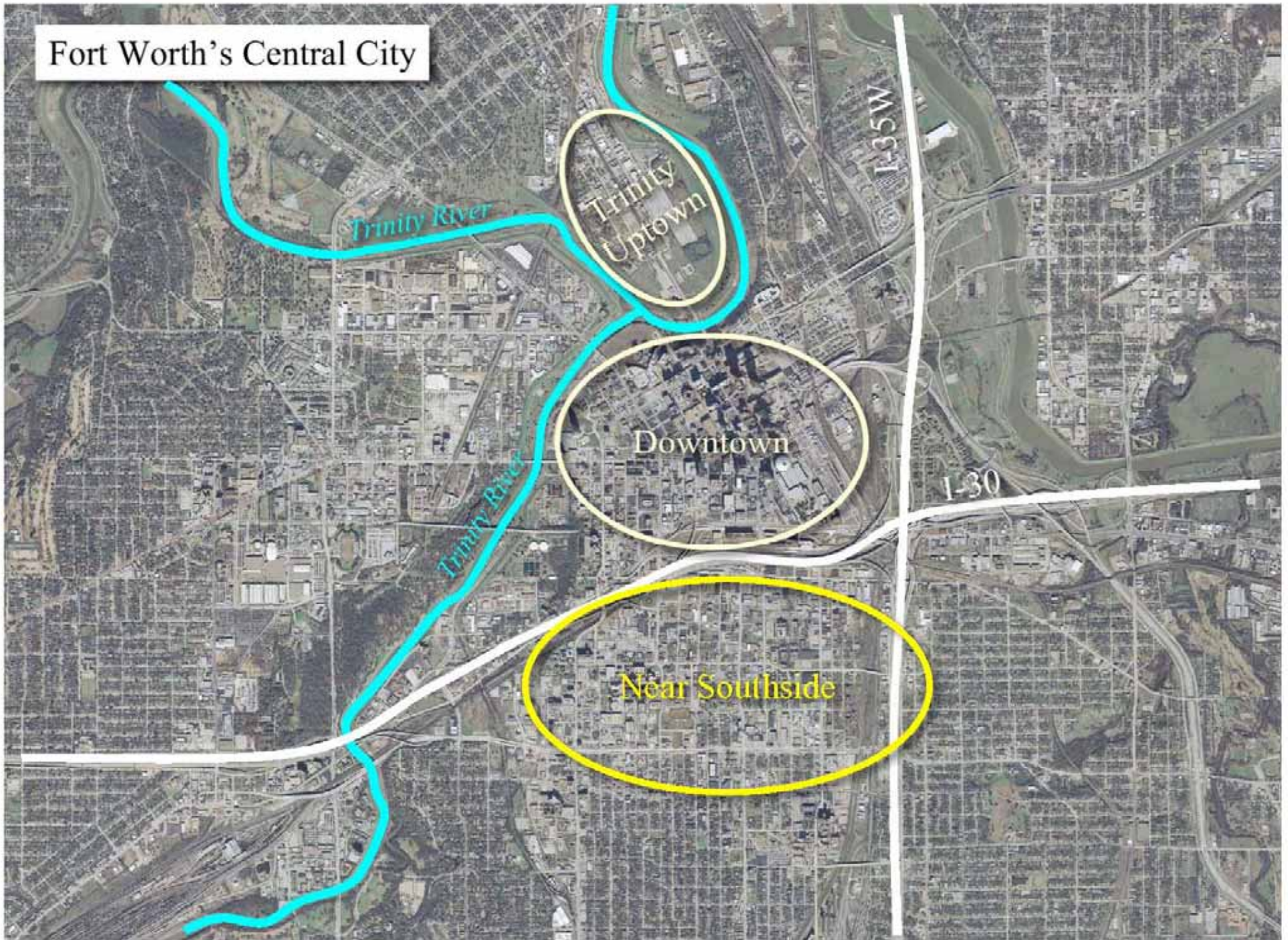
HISTORIC PROPERTIES
Shaded in or along
Ordinance 10, 6, 10, 11

Legend:
 (---) Local Designation
 (---) High Significance Endangerment
 (---) Historic and Cultural Landmark
 (---) Corridor Overlay

NEAR SOUTHSIDE DISTRICT

SECTION 4. REGULATING PLAN

Fort Worth's Central City



Trinity Uptown

Downtown

Near Southside

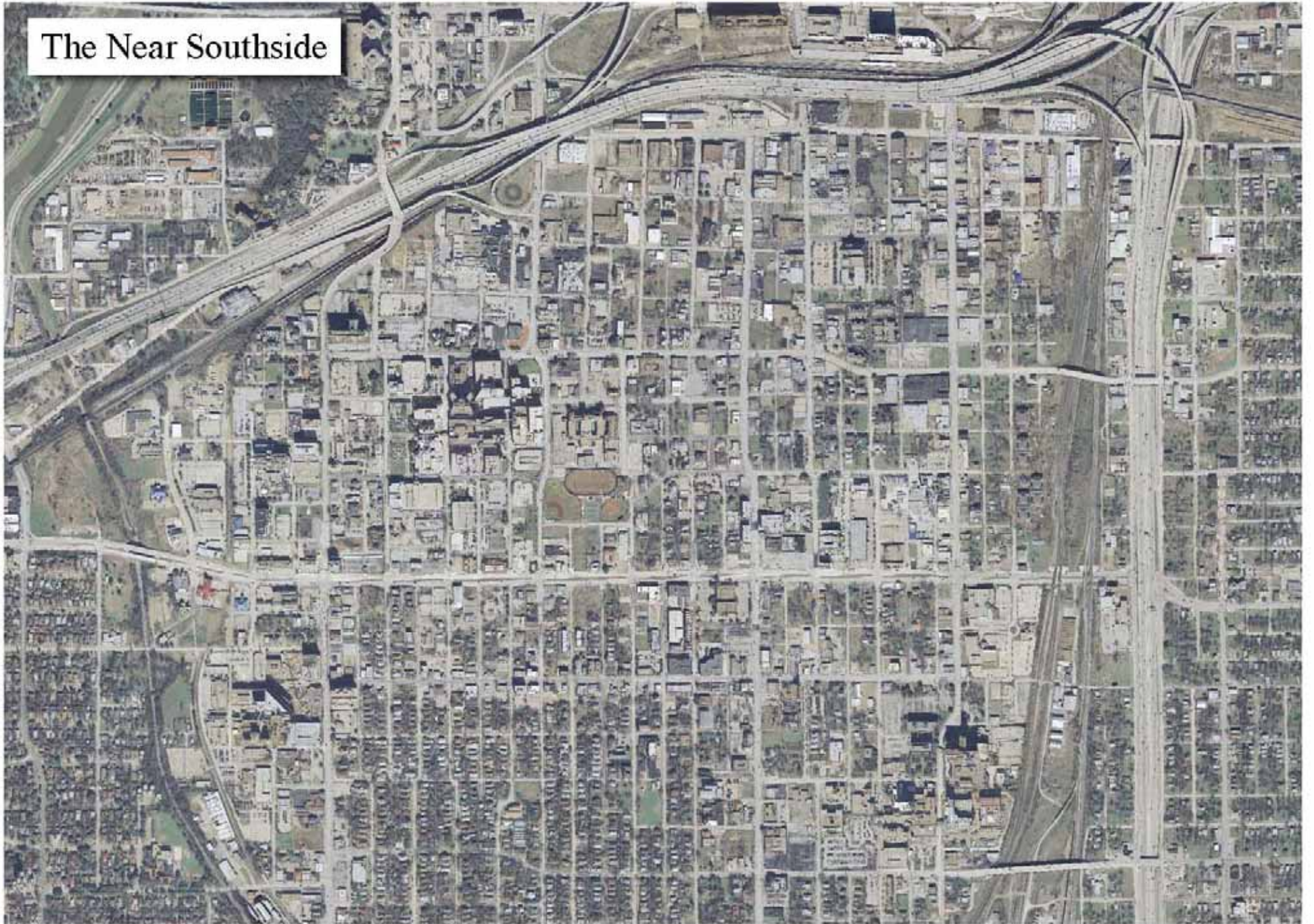
Trinity River

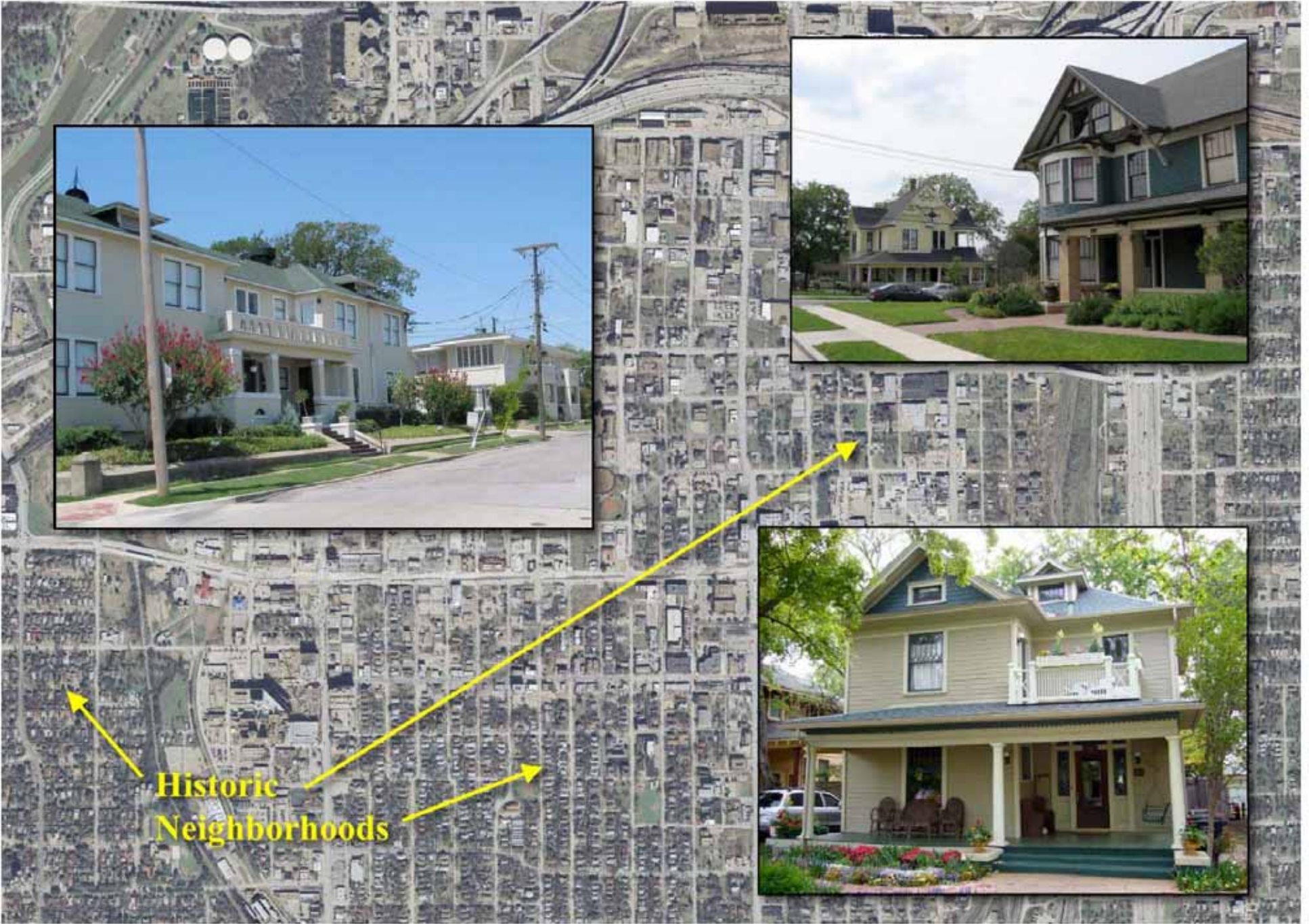
Trinity River

I-35W

I-30

The Near Southside





**Historic
Neighborhoods**

Sample "Main" Streets

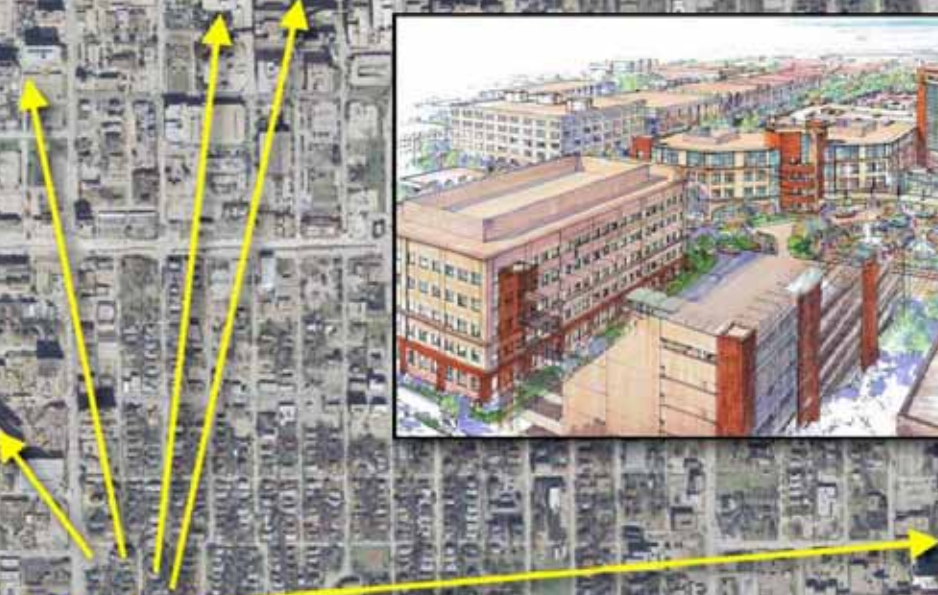
S. Main

Magnolia





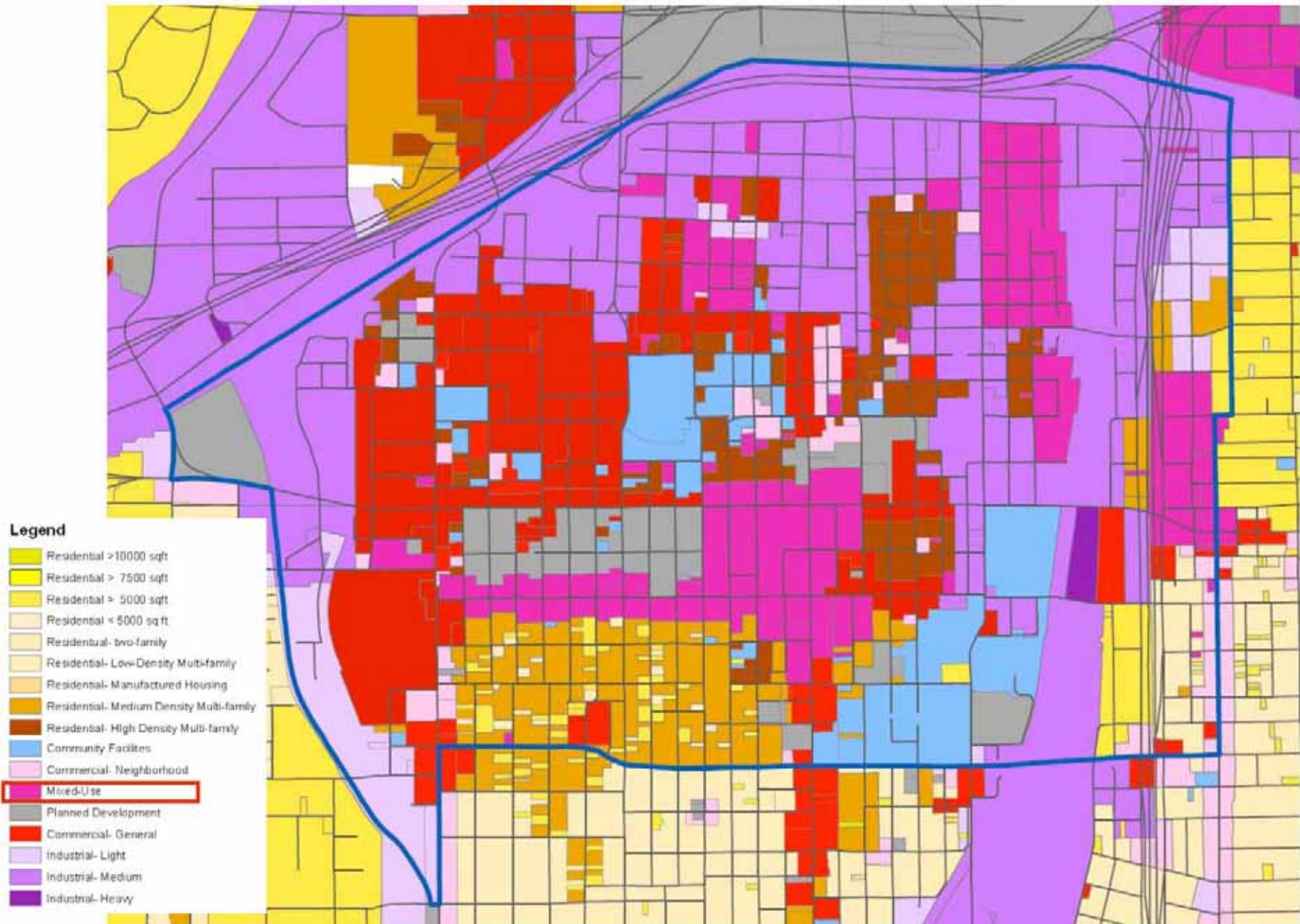
**5 Major Hospitals
& Related Medical**



Other Institutional & Industrial

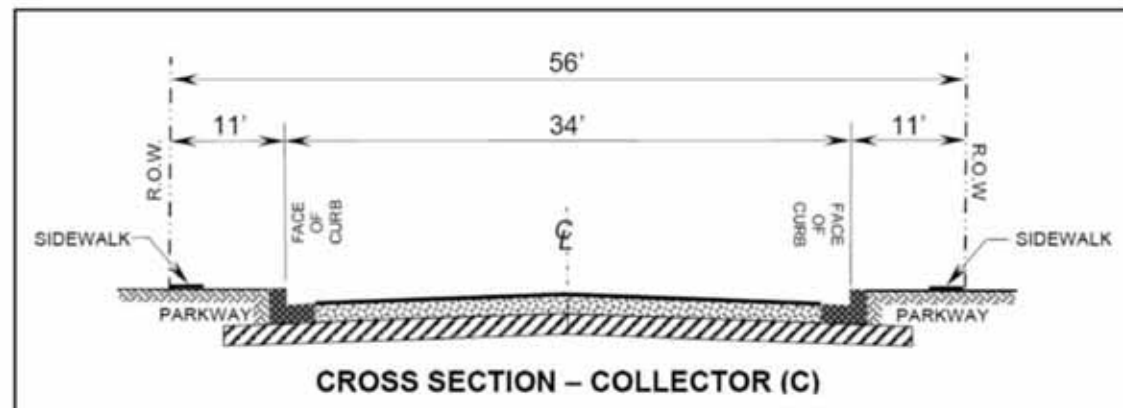
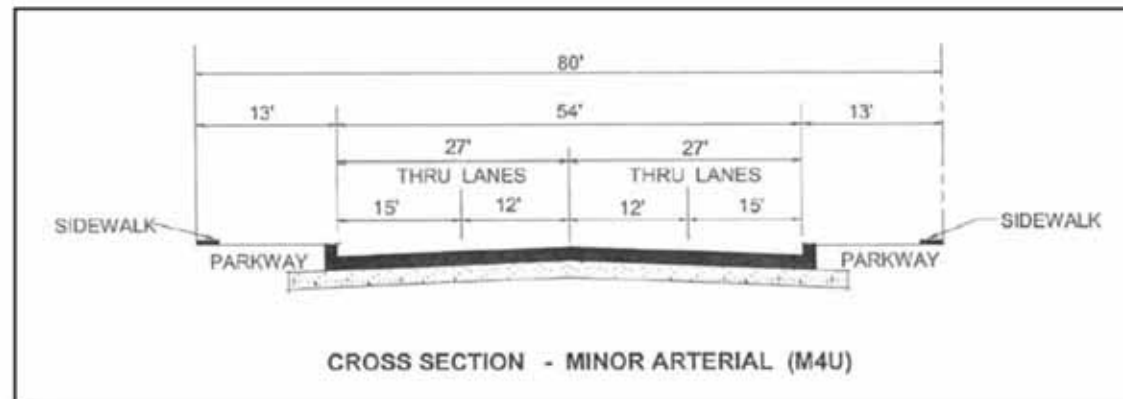
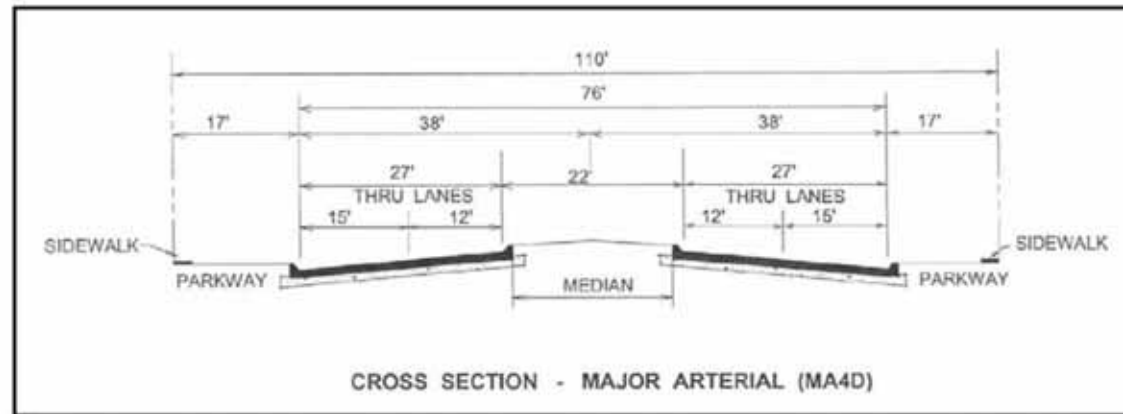


Previous Zoning

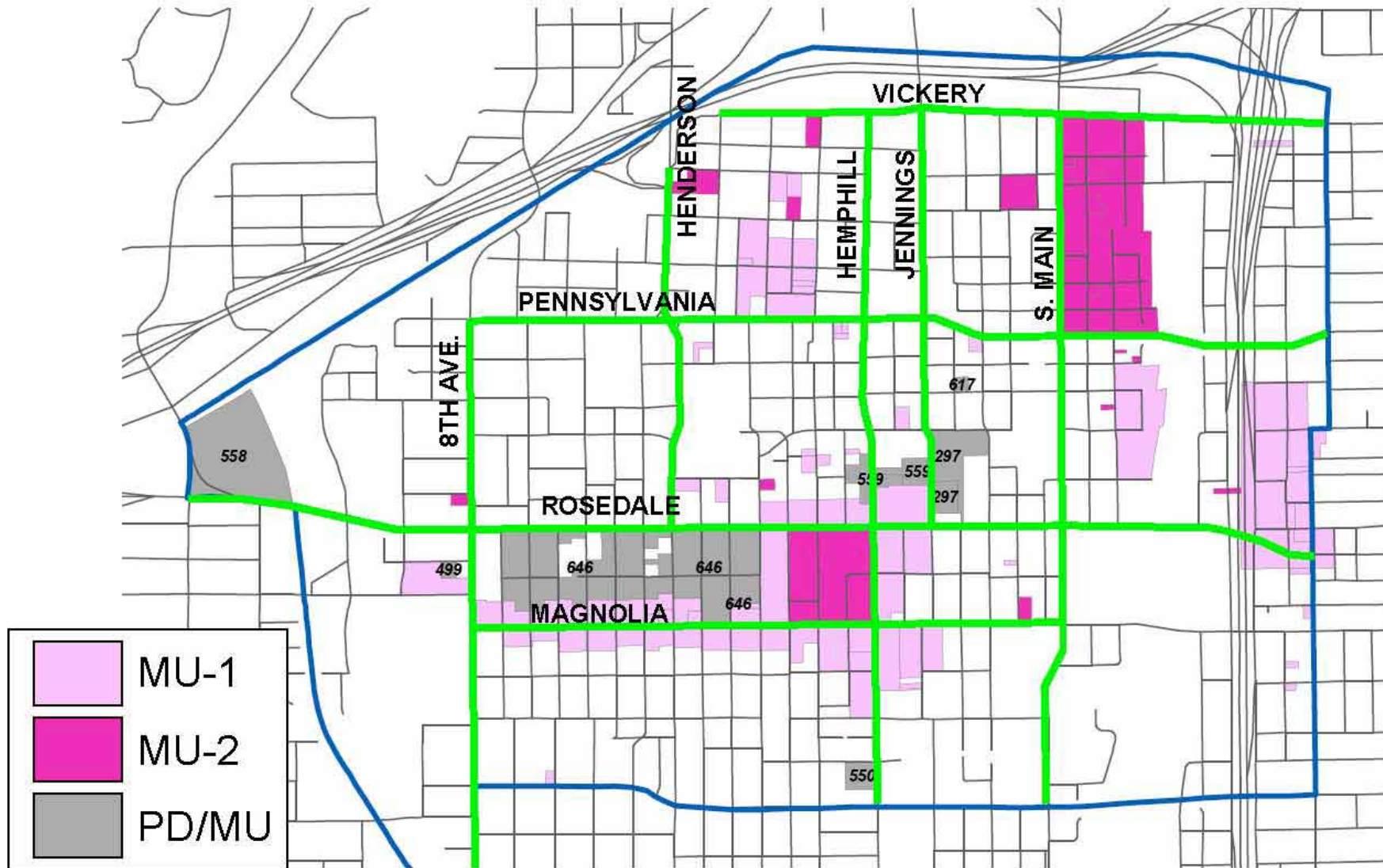


Previous Street Standards

- Oversized travel lanes
- No roadside standards
- Not context-sensitive



Previous Mixed-Use Zoning



Despite numerous MU rezonings, primary streets and much of the Near Southside remained vulnerable to **incompatible development**.

MU projects demonstrated **market viability** for urbanism...



... but suburban-style projects underscored **remaining zoning issues**.

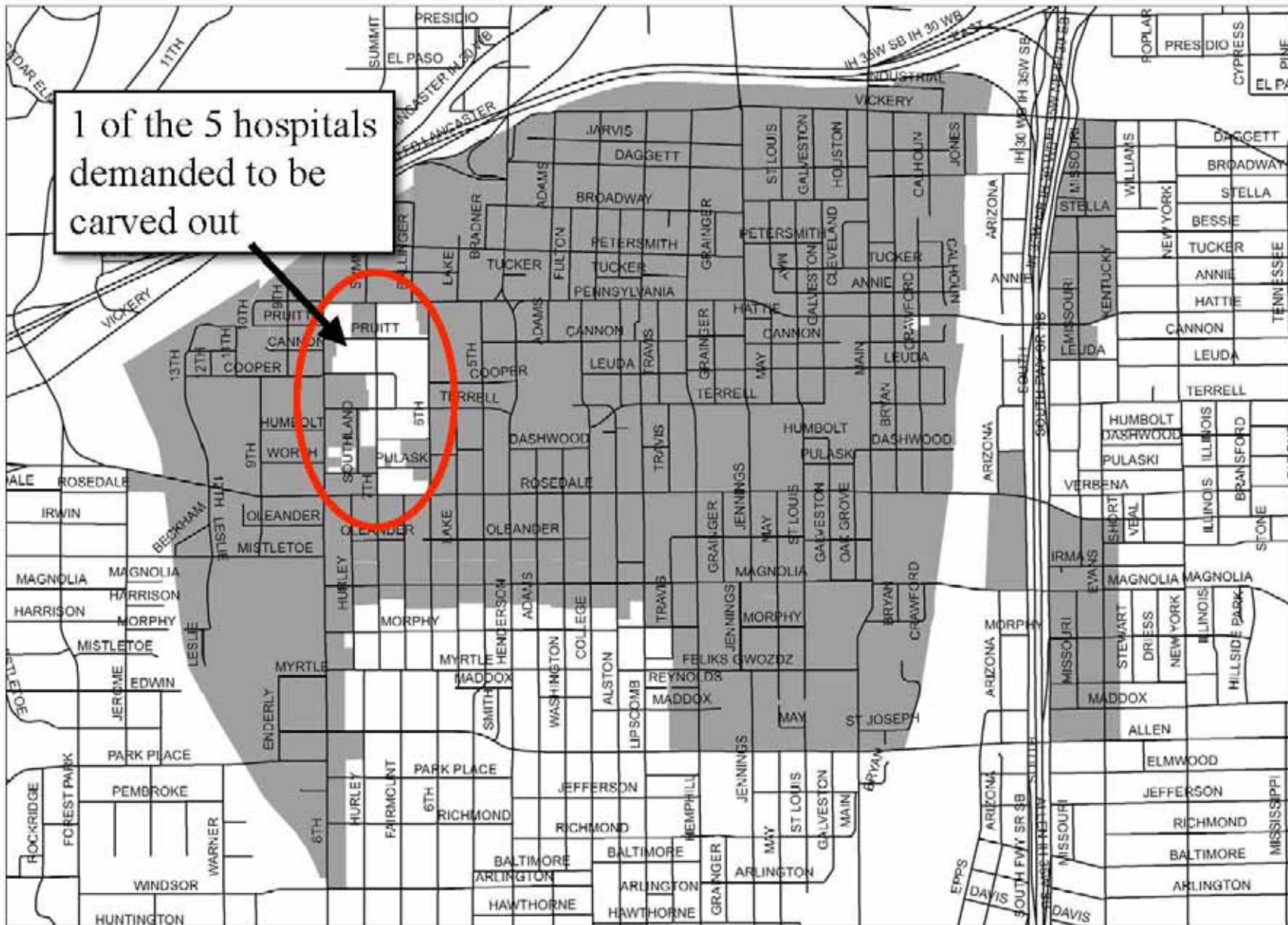


Evaluation of Rezoning Options

Option	Implements Redevelopment Plans	Provides Flexibility & FWSI Participation	Allows Timely Completion
1. MU Rezoning by Individual Owners	○	○	○
2. MU Rezoning			
2a. Petition	⊙	○	○
2b. City Council	⊙	○	●
3. MU w/ UD Overlay			
3a. Petition	⊙	●	○
3b. City Council	⊙	●	●
4. New Zoning District w/ DRB			
4a. Petition	●	●	○
4b. City Council	●	●	●

● = Consistent with goal ⊙ = Partially consistent ○ = Inconsistent

Near Southside District: Adopted 11/2007





NEAR SOUTHSIDE Development Standards and Guidelines



Prepared by Fort Worth South, Inc.
in cooperation with the City of Fort Worth

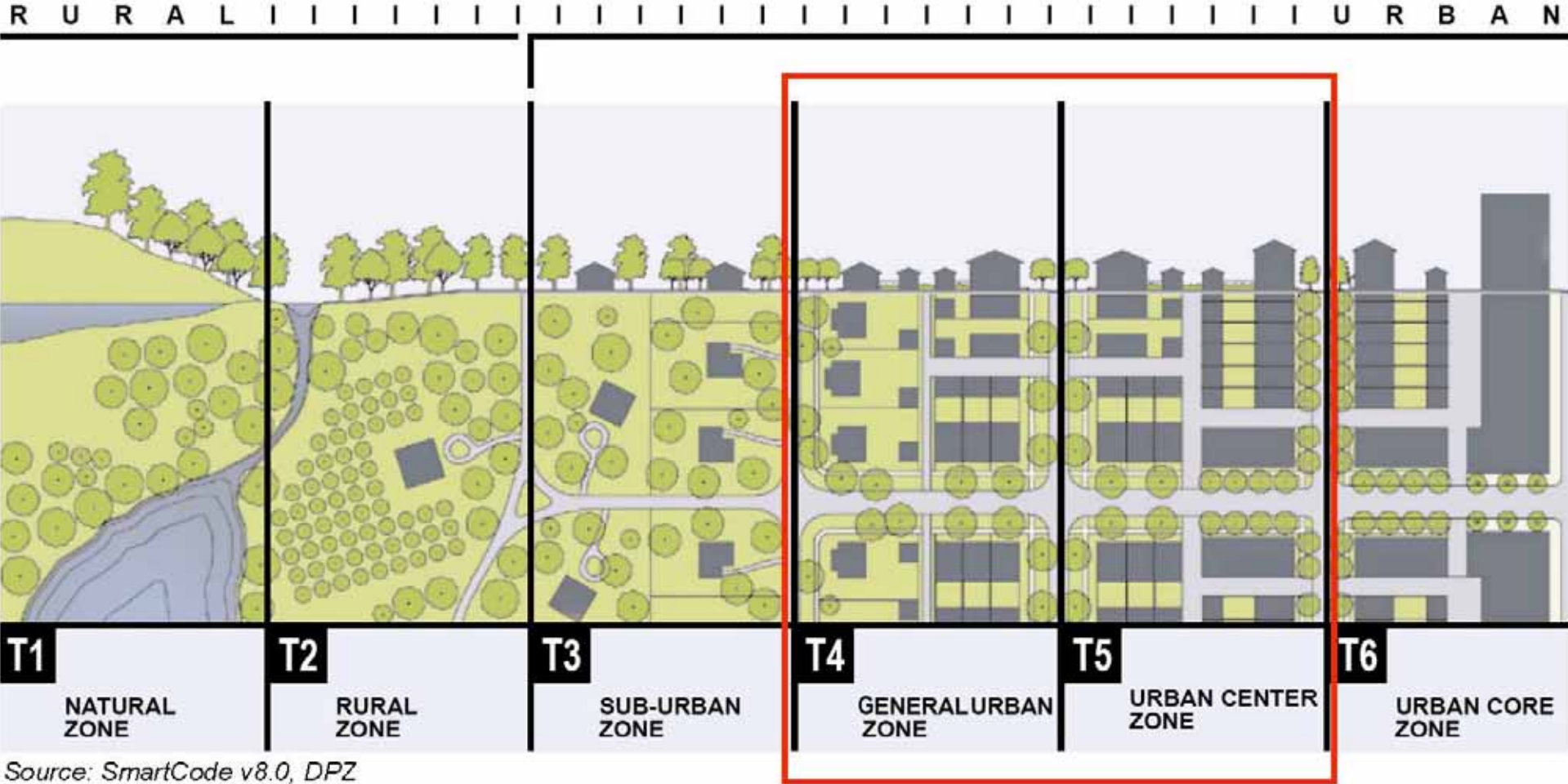
October 2007

General Development Principles

1. Promote a **pedestrian-oriented** urban form.
2. Maximize **connectivity and access**.
3. Require excellence in the **design of the public realm** (building on Fort Worth's history of civic art) and of buildings that front public spaces.
4. Promote the preservation and creation of **distinctive neighborhoods** that provide **diverse urban housing options**.
5. Support **existing Near Southside businesses**.
6. Encourage **adaptive reuse** and support the preservation of historically significant buildings.
7. Encourage **creativity**, architectural **diversity**, and **exceptional design**.
8. Promote **sustainable development** that minimizes negative impacts on natural resources.
9. Encourage the integration of **public art** into public and private development.

Transect-Based Classification System

Transect zones “T4: General Urban” and “T5: Urban Center” are most consistent with the character of the Near Southside.



4.B. Development Zones and Historic Properties

1. NORTHWEST

Basic Development Standards (Standards and guidelines are listed in Sections 5-7.)

T4

20-ft. maximum front setback
 18-foot minimum façade height
 3 stories max. if single use
 5 stories max. w/ public space or mix of uses
 6 stories max. w/ public space and mix of uses
 Parking behind or beside buildings

T5

20-foot maximum front setback
 18-foot minimum façade height
 5 stories max. if single use
 8 stories w/ public space or mix of uses
 10 stories w/ public space and mix of uses
 Parking behind or beside buildings

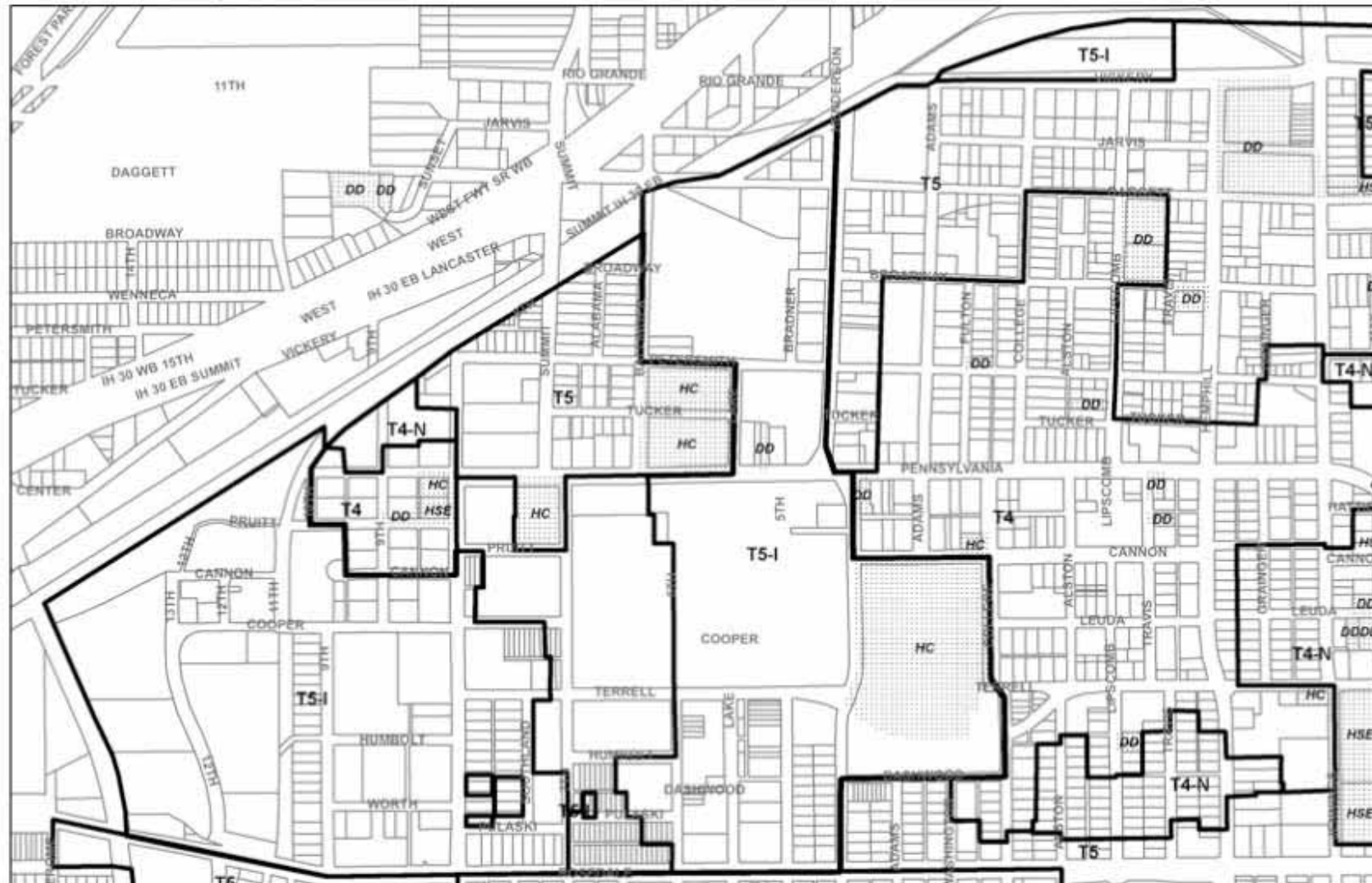
-N

Neighborhood zone
 No single-use non-residential
 3 stories max., 4 stories w/ public space or mix of uses

-I

Institutional/Industrial zone
 Flexible driveway and entrance standards

NORTHWEST QUADRANT



HISTORIC PROPERTIES

(Refer to of Zoning Ordinance Ch. 4, Art. 5)

Local Designations

HSE - Highly Significant Endangered

HC - Historic and Cultural Landmark

DD - Demolition Delay

4.C. Circulation Network and Thoroughfare Classification

4. NORTHWEST QUADRANT

CAPACITY CONTEXT	ARTERIALS				
	Local 2 lanes	Collector 2-3 lanes	Minor 3-4 lanes	Major 4 lanes	Principal 6 lanes
Mixed-Use	—	—	—	—	N/A
"Main" Street * (Storefront retail)	—	—	—	—	N/A
Commercial (No on-street parking)	N/A	—	—	—	—
Striped bike lane (Recommended)	N/A	—	—	—	N/A

* See: 5.B.2.b. 5.B.3.d. 5.C.2.a.
5.C.5.c. 5.E.8. 5.F.5.d.
5.F.5.f.

Dashed line indicates that the proposed capacity classification is currently inconsistent with the Master Thoroughfare Plan. Amendment under discussion.



Basic Development Standards by Zone

T4

20-ft. maximum front setback
18-foot minimum façade height
3 stories max. if single use
5 stories max. w/ public space or mix of uses
6 stories max. w/ public space and mix of uses
Parking behind or beside buildings

T5

20-foot maximum front setback
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Parking behind or beside buildings

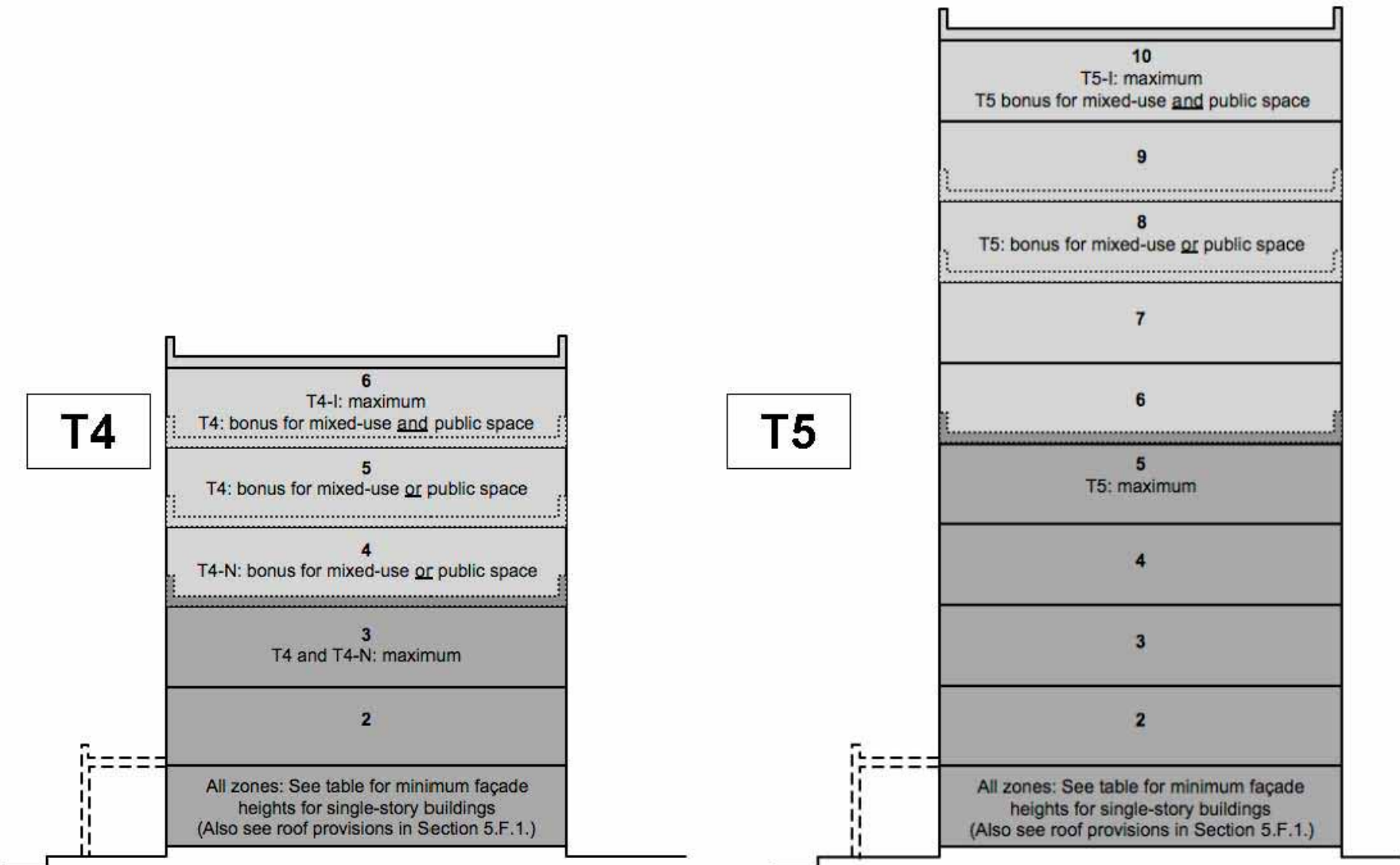
-N

Neighborhood zone
No single-use non-residential
3 stories max., 4 stories w/ public space or mix of uses

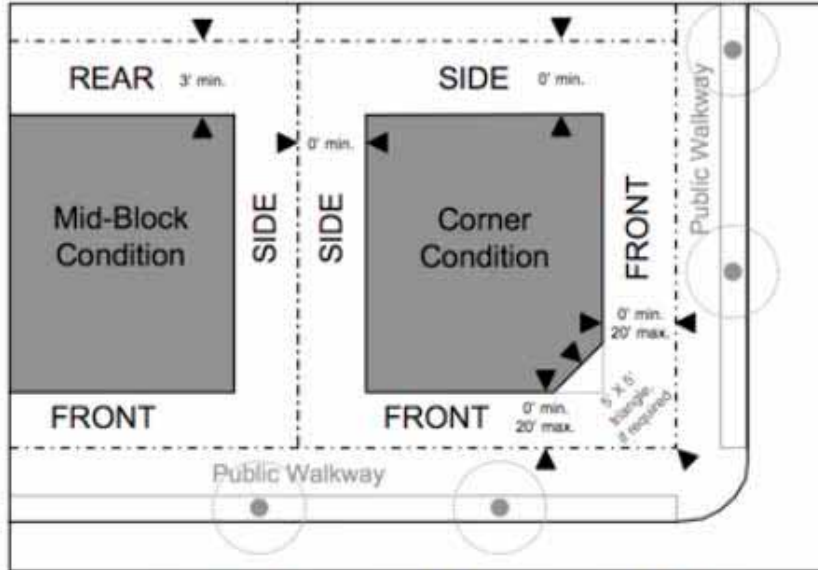
-I

Institutional/Industrial zone
Less restrictive single-use **height limits**
Flexible **driveway, entrance,** and **outside storage** standards

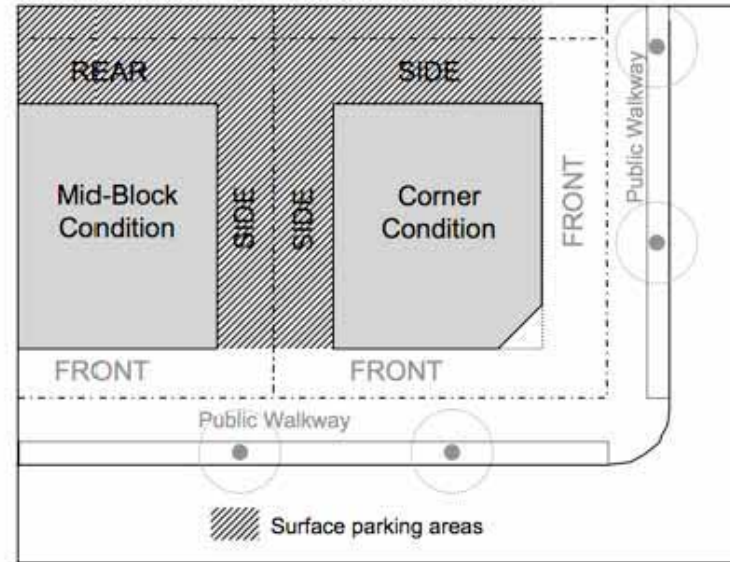
Building Heights



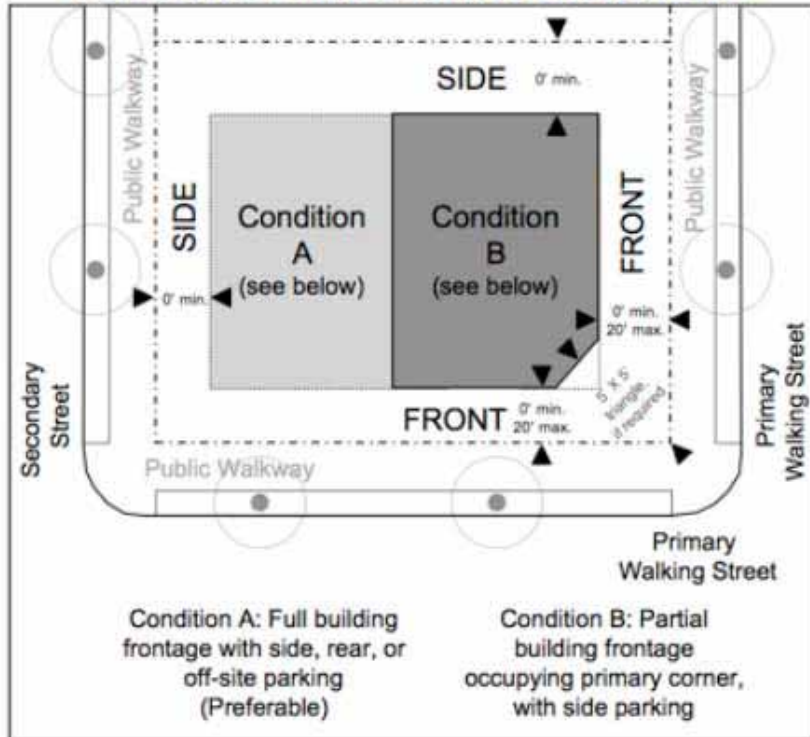
SETBACKS: PARTIAL BLOCKFACE CONDITIONS



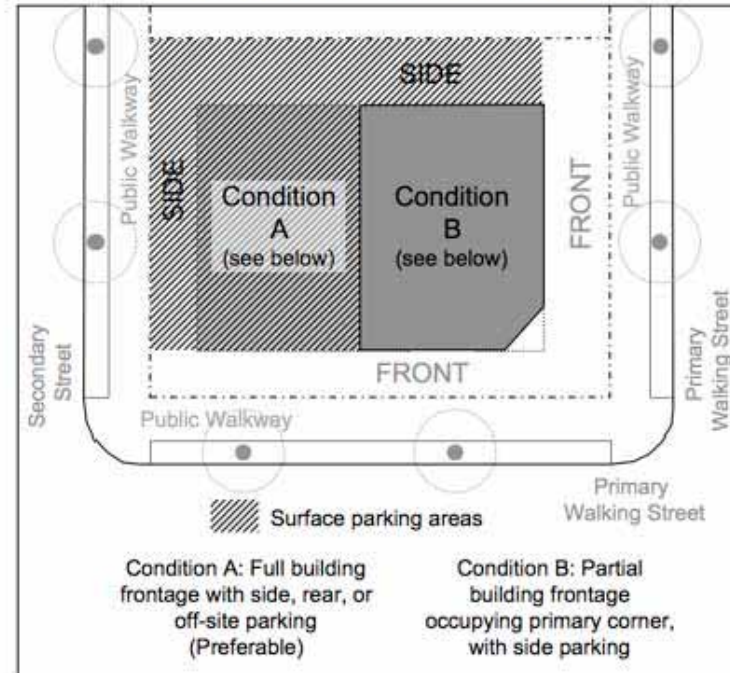
SURFACE PARKING: PARTIAL BLOCKFACE CONDITIONS



SETBACKS: FULL BLOCKFACE CONDITIONS



SURFACE PARKING: FULL BLOCKFACE CONDITIONS



5.F. Architectural Standards

1. ROOFS

- a. **Single-story buildings** – New single-story buildings shall not have large expanses of sloped roofs. Roof slope shall not be greater than 1:12. Sloped roof elements that are not part of the actual roof, similar to elements found on certain historic commercial buildings, are permitted.
- b. **Roof design guidelines** –
 - Parapet roofs or low-sloped roofs are encouraged.
 - Visually dominant pitched roofs on multi-story buildings are strongly discouraged, but partial pitched roofs or pitched roof elements are generally compatible.
 - “Green” roofs that utilize plants to absorb rainwater and reduce ambient air temperatures are strongly encouraged.
- c. **Screening of rooftop equipment** –Parapets or other screening elements of sufficient height shall conceal mechanical equipment from street-level views.

ROOFS ON SINGLE-STORY BUILDINGS



PEDESTRIAN PROTECTION



- 2. **PARALLEL FRONTAGES (Guideline)** – Building facades should be built parallel to the street frontage, except for chamfered corners.
- 3. **ENTRANCES** facing a pedestrian way shall incorporate elements that protect pedestrians from the sun and rain.
- 4. **AWNINGS, GALLERIES, ARCADES, AND BALCONIES (Guidelines)** – Awnings, galleries, and arcades are encouraged for all ground floor retail uses so as to provide pedestrian protection and visual interest. Where feasible, balconies are encouraged and should be designed as an integral part of the building.
- 5. **FAÇADES** – The following standards apply to building facades facing a publicly accessible street or other public space (except alleys).

ENTRANCES FROM PEDESTRIAN WAYS



- a. **Façade variation** – Buildings shall, at a minimum, incorporate:
 - 1) Expression of structural elements, such as:
 - o Floors
 - o Vertical support
 - o Foundation
 - 2) Façade articulation through the use of projecting and recessed elements.
 - 3) Variety in materials, material pattern, or color.

FAÇADE VARIATION



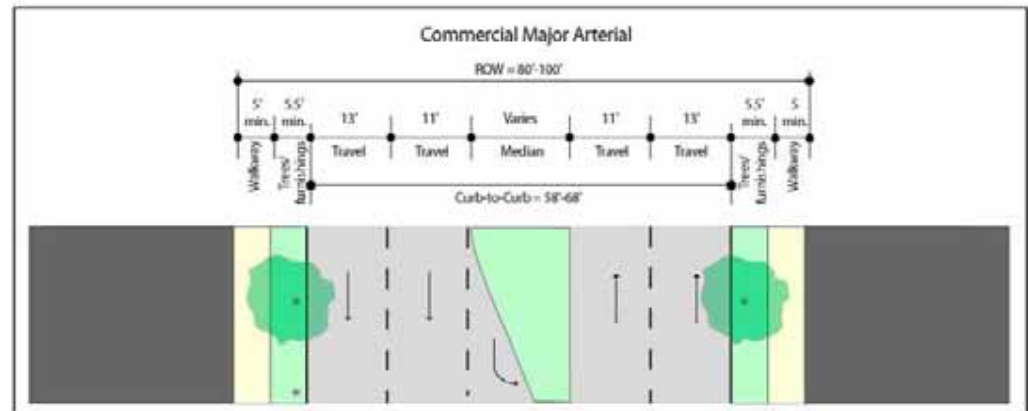
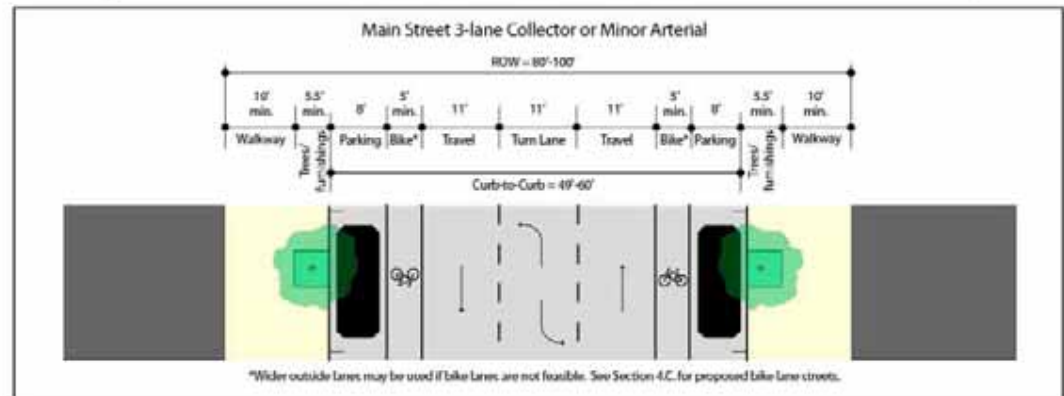
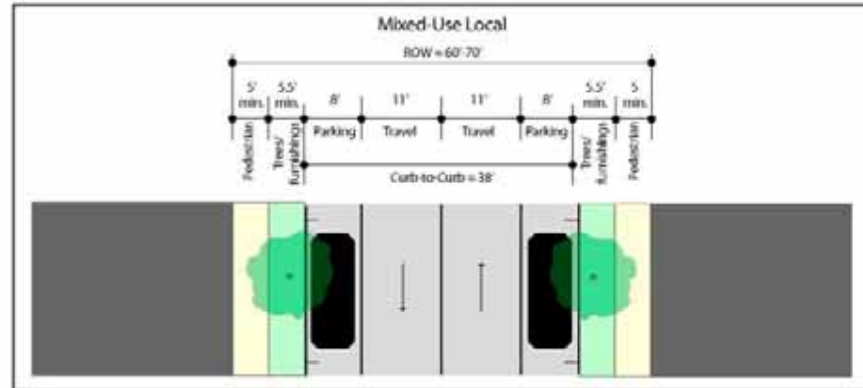
(Façade section continued on next page.)

Street Standards

CLASSIFICATION EXAMPLES



CROSS-SECTION EXAMPLES

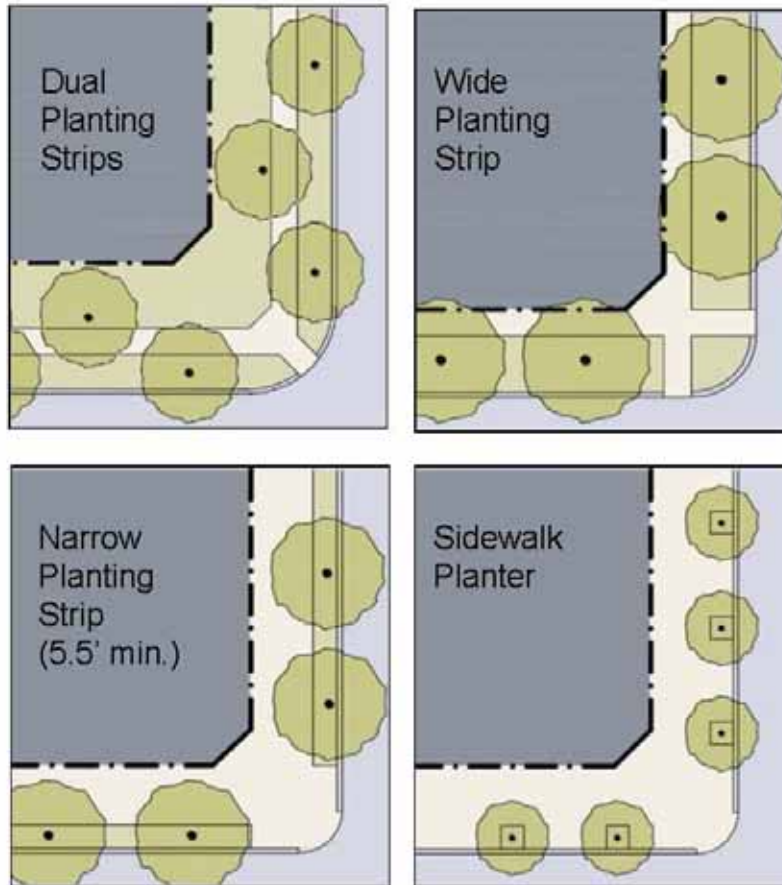


Roadside Furnishing Standards

- **Street trees** located along curbs help calm traffic and create a comfortable, shaded sidewalk.
- **Human-scale lampposts** promote pedestrian activity and help unify a neighborhood's appearance.



Roadside Tree Planting Options



<i>Street tree/ furniture zone</i>	<i>Pedestrian zone</i>
<ul style="list-style-type: none">• Trees• Lights• Bike Racks• Tables	<ul style="list-style-type: none">• Clear walkway• Awnings and other shade elements

Development Review Process

- **Fort Worth South, Inc. Design Review Committee** conducts informal review and provides comments to staff and Urban Design Commission (UDC).
- **Staff** conducts independent review and **approves projects that clearly conform** to all development principles and standards.
- **Urban Design Commission (UDC)** reviews projects that require interpretation and/or do not clearly conform to all standards.
- **Certificates of Appropriateness (COA)** issued for all approved projects.
- Board of Adjustment approval required for **height and setback variances**; UDC authorized to approve other waivers (e.g., roadside or architectural standards).



First Project

Mixed-Use: Medical Office & Loft
Apartment, T4-N Zone



Lessons Learned

- Prioritize **great customer service**; be inclusive and respond to all stakeholder concerns. (2,000+ owners and no opposition at final hearing.)
- There were **tough compromises**. Ours: hospital carve-out; no multi-story requirement on “Main” Streets; no frontage percentage requirement; wanted more neighborhood zones to maximize residential.
- Having code in place completely **changes the tone** of discussions with developers and architects, and in a great way. We’re there to assist now.
- Potential short-term **amendments**:
 - Expand **administrative approval** to include straightforward waivers.
 - 40% **ground floor transparency**: include all openings, not just glass.
 - Clean up discrepancy on **planting strip width** requirement (5’ vs. 5.5’)
 - Clarify when **roadside furnishings** are required – only new construction?

QUESTIONS AND COMMENTS

Contact Information

Mike Brennan

817-923-4113

mike@fortworthsouth.org



NEAR SOUTHSIDE
Development Standards and Guidelines



Prepared by Fort Worth South, Inc.
in cooperation with the City of Fort Worth

October 2007

**THE 2008 DRIEHAUS
FORM-BASED CODES
AWARD**

FBCI Form-Based
Codes
Institute

3.D. Development Review Process (cont.)

4. **CERTIFICATES OF APPROPRIATENESS** – The Planning and Development Director or UDC will issue a Certificate of Appropriateness (COA) for approved public and private projects. In exceptional cases the UDC may approve a COA if a project is clearly consistent with applicable development principles but does not conform to a certain development standard(s) or guideline(s). The COA for such projects must describe the projects' compliance with applicable principles.
5. **REQUIRED INFORMATION** – The full list of required materials is included in the Near Southside District application available from the City's Planning and Development Department, 817-392-8000.

In general, the following information is required, as applicable:

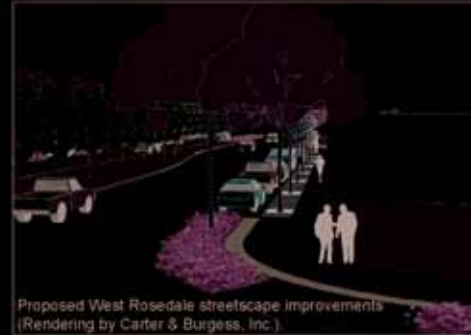
- a. Site Plan
- b. Building Plans and Elevations
- c. Landscape Plan
- d. Material Specifications
- e. Plans and Specifications for Proposed Signs
- f. Description of Proposed Scope of Work
- g. Photographs of Site and Existing Conditions

6. **REVIEW OF PHASED PROJECTS** – To minimize review steps for phased development projects, the UDC may approve a COA for all phases provided that the applicant submits drawings that depict the initial phase as well as all future phases. The COA is valid for two years from the date of approval.

7. **CONCEPTUAL PHASE DISCUSSIONS** – One of the UDC's most important roles is to provide informal guidance to developers of significant projects during the conceptual design phase. These discussions take place during monthly UDC work sessions, and provide an opportunity for early UDC and staff input that should facilitate timely design review and approval of the final design phase. City staff encourages all public and private developers of significant projects to present their conceptual plans during a UDC work session.

8. **VARIANCES TO ZONING AND SUBDIVISION ORDINANCES' PROPERTY DEVELOPMENT STANDARDS**
The UDC is authorized to approve appropriate exceptions to the vast majority of the NS Standards and Guidelines, provided a project complies with applicable development principles. The UDC may allow additional flexibility for projects of exceptional civic or environmental design. Any waiver of basic property development standards related to building heights or setbacks, however, requires a variance approved by the Board of Adjustment. Similarly, vacations of public rights-of-way and any waivers of subdivision requirements require approval by the City Plan Commission. Variances, vacations, and subdivision waivers should be recommended for approval by the UDC.

REVIEW OF PUBLIC PROJECTS



Proposed West Rosedale streetscape improvements (Rendering by Carter & Burgess, Inc.)

In addition to private construction projects, public projects such as street and streetscape improvements are subject to review for consistency with the standards and guidelines.

CONCEPTUAL DESIGN REVIEW



Magnolia Green site plan by Red Oak Realty

Developers are strongly encouraged to present conceptual plans for large and/or multi-phase projects at an early stage to facilitate timely review during the final design phase.

4.B. Development Zones and Historic Properties

1. NORTHWEST

Basic Development Standards (Standards and guidelines are listed in Sections 5-7.)

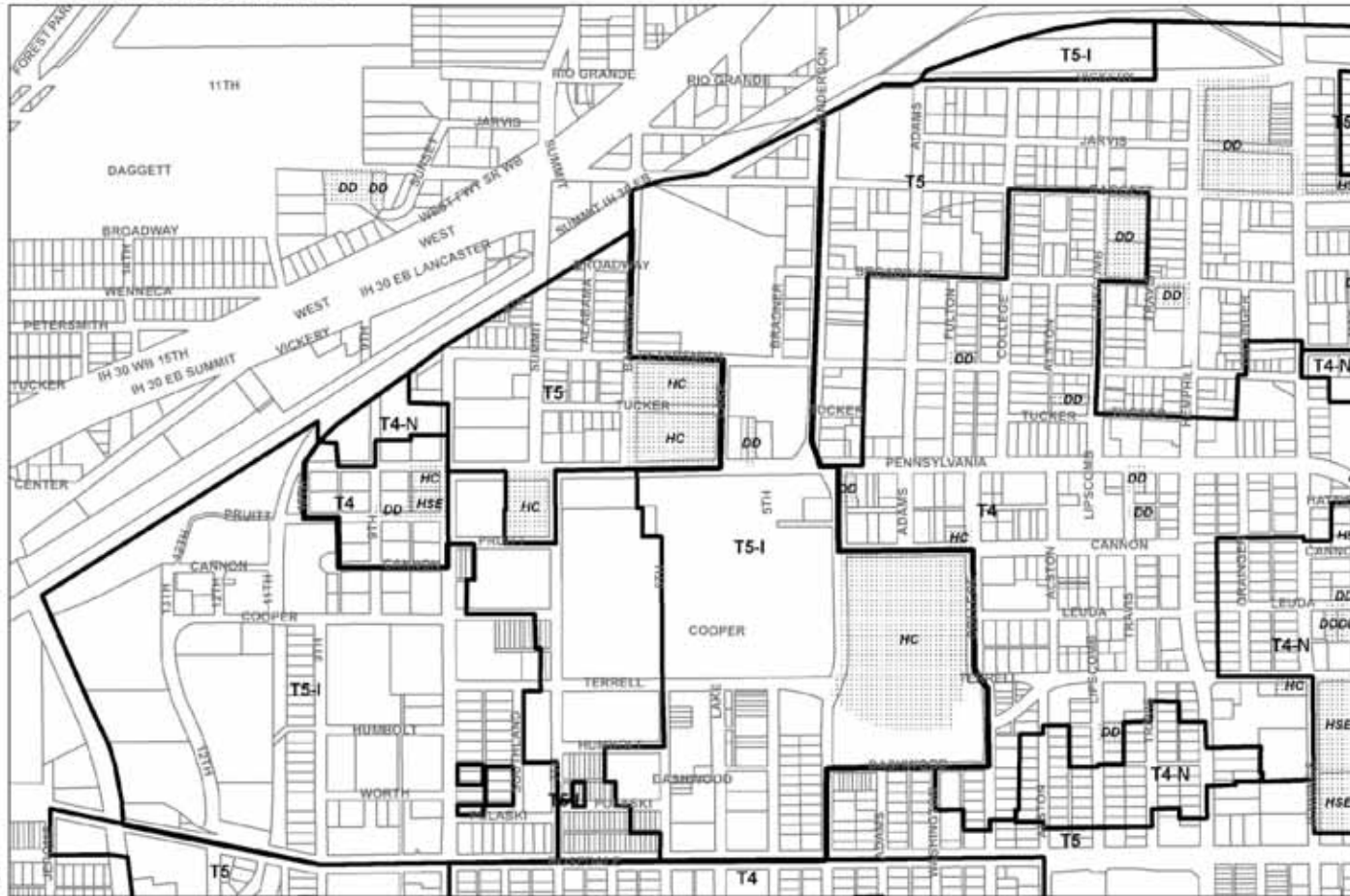
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-N Neighborhood zone
 No single-use non-residential
 3 stories max., 4 stories w/ public space or mix of uses

-I Institutional/Industrial zone
 Flexible driveway and entrance standards

NORTHWEST QUADRANT



HISTORIC PROPERTIES
 (Refer to of Zoning Ordinance Ch. 4, Art. 5)

Local Designations

HSE - Highly Significant Endangered

HC - Historic and Cultural Landmark

DD - Demolition Delay

4.C. Circulation Network and Thoroughfare Classification

1. CLASSIFICATIONS BY CONTEXT: DEFINITIONS

- a. **Mixed-Use Streets** – Flexible and walkable urban streets serving a variety of land uses and densities. These include on-street parking and comfortable sidewalks, and are comfortable and safe for bicyclists.
- b. **Main Streets** – Walkable, mixed-use streets of moderate to high density. These are primary destination streets with active ground floor uses and on-street parking, and are comfortable and safe for bicyclists.
- c. **Commercial Streets** – Automobile-oriented streets with high levels of automobile and truck movement, no on-street parking, and low to moderate levels of pedestrian and bicycle movement.

2. CLASSIFICATIONS BY VEHICULAR CAPACITY: DEFINITIONS

- a. **Local Streets** – less than 2,500 vehicles per day.
- b. **Collector Streets*** – less than 8,000 vehicles per day.
- c. **Arterial Streets** – more than 8,000 vehicles per day.
 - Minor* – Usually undivided with 3-4 travel lanes
 - Major* – Usually divided with 4 travel lanes
 - Principal – Usually divided with 6 travel lanes

*If feasible, striped bike lanes are usually necessary on these streets to create a safe and comfortable cycling environment.

3. CONTEXT-SENSITIVE STREET CLASSIFICATIONS

Development Context Vehicular Capacity



Context-Sensitive Street Classifications (Examples)

Mixed-Use Local (North-south streets at Oleander Walk)
 Mixed-Use Collector (Jennings north of Rosedale)
 Mixed-Use Arterial (8th Avenue)

Main Street Local (Park Place)
 Main Street Collector (Magnolia)
 Main Street Arterial (West Rosedale between 8th Ave. and S. Main)

Commercial Local (No Near Southside examples)
 Commercial Collector (Vickery across I-35W)
 Commercial Arterial (West Rosedale, west of 8th Ave. and east of S. Main)

CONTEXT-SENSITIVE CLASSIFICATIONS



Mixed-Use Streets are walkable and serve a variety of residential and non-residential land uses.

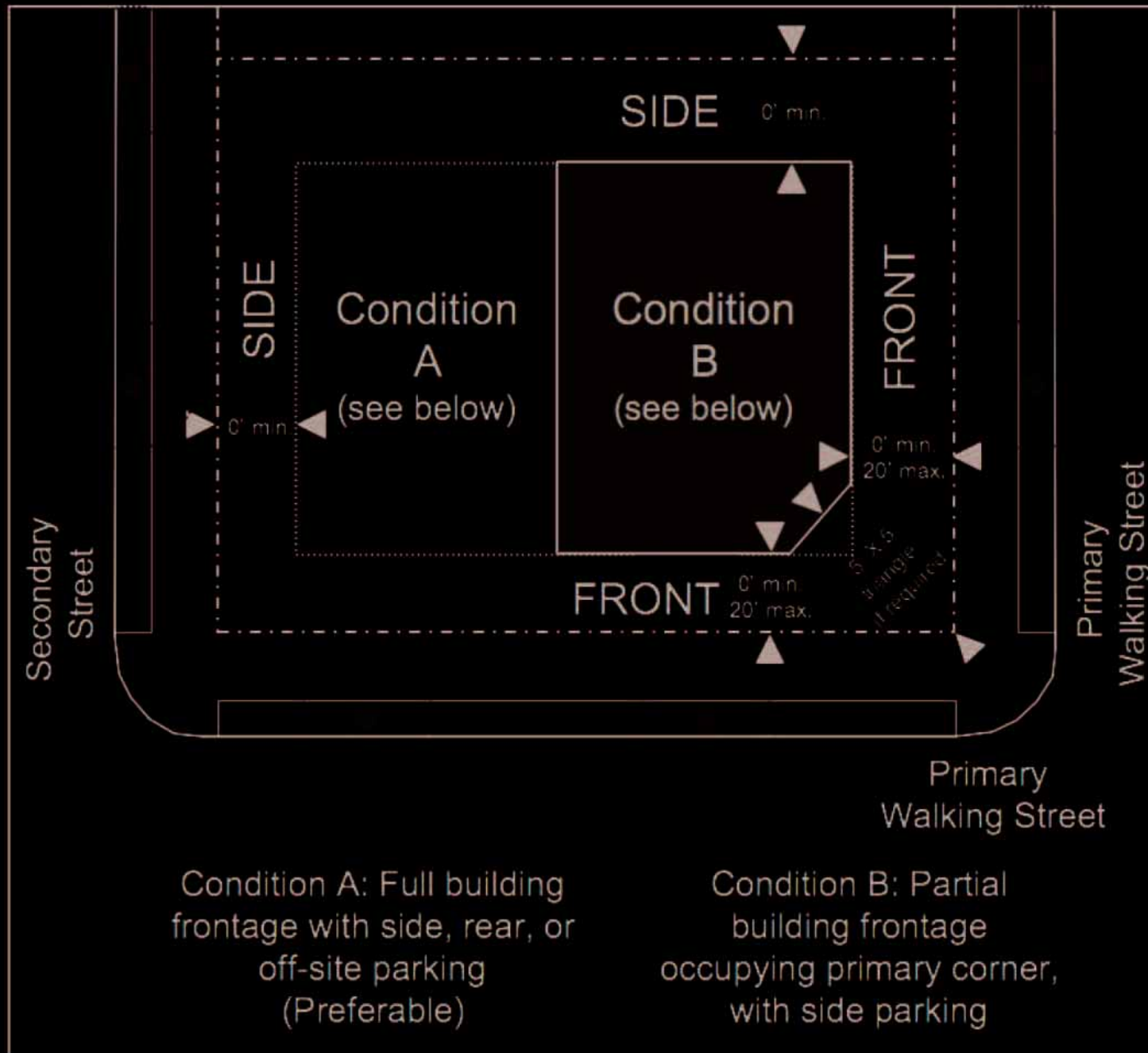


Main Streets are the primary retail and destination streets.



Commercial Streets are oriented to vehicles but still provide comfortable pedestrian environments. (West Rosedale rendering by Carter & Burgess)

SETBACKS: FULL BLOCKFACE CONDITIONS



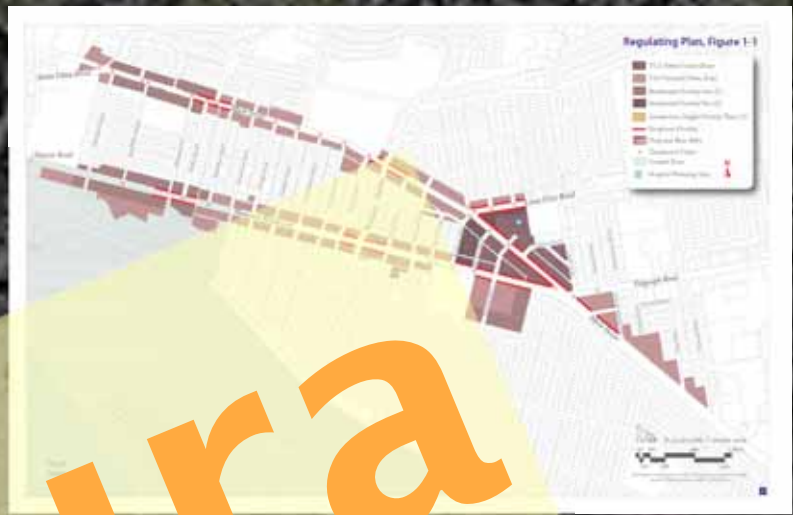
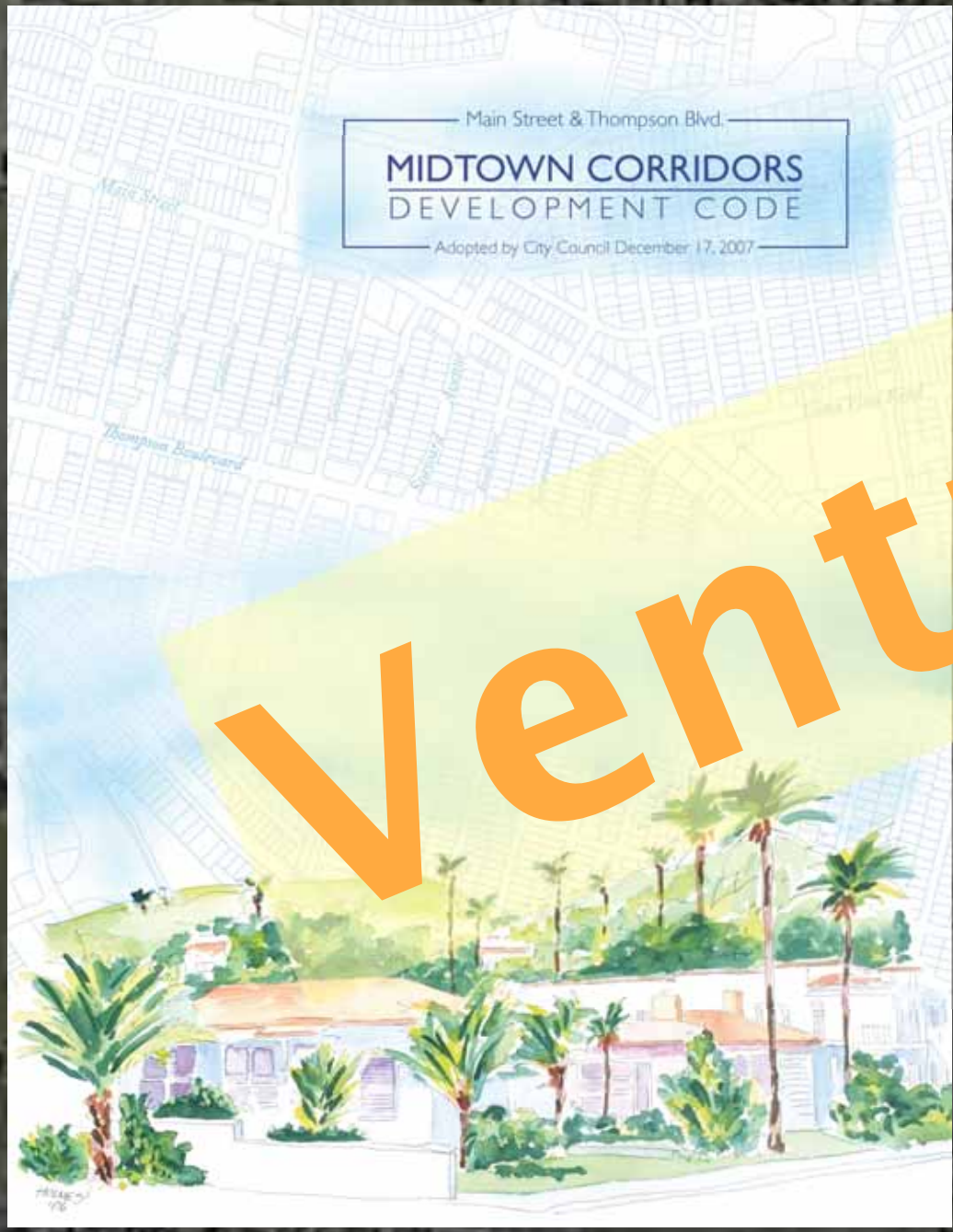
FAÇADE VARIATION

Incompatible



Compatible





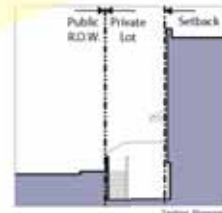
Ventura

2014.204.070

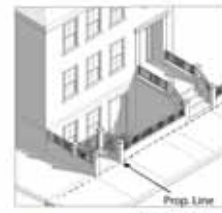
A. **Design.**
Lighting on structures adjacent to the street is set back from the building line by a minimum light meter. This type building architectural use along side-walks and increases the perceived level of public attachment. The light fixture is suitable for connection to outdoor utility.

B. Street Elements

1. Structures accessed by a light fixture shall be depressed at least 3" below, but not more than 7" below, the adjacent sidewalk.
2. Ground fronts accessed by a light fixture shall be raised at least 12" above, but no more than 3" above, the adjacent sidewalk.
3. Light fixtures must correspond directly with the building eave and the stairs may be perpendicular to or parallel with the adjacent walk.
4. Light fixtures shall be at least 10" wide, clear of the stair to the street ground line.



Section Diagram



Persp. View



Illustrative Photo



Illustrative Photo

V E N T U R A
M I D T O W N
Corridor
M A I N & T H O M P S O N

Ventura, CA



Growing Smartly

Our goal is to **protect** our hillsides, farmland, & open spaces

Enhance Ventura's historic & cultural resources;

Respect our diverse neighborhoods;

Reinvest in older areas of our community; &

Make great places by **insisting** on the highest standards

Citizens of Ventura in 2005 General Plan



WE THE PEOPLE
of Ventura, in order to
ensure that our City
continues to be a great place
for us to live ...



ACHIEVING THE VISION
2005 ventura general plan

- Calls for adoption of new development **form-based code**
- Promote **higher density** housing as part of **mixed-use** developments along parts of Main & Thompson
- Improved streetscape, **pedestrian enhancement** to slow traffic

Main @ Santa Rosa



Photo simulations by Main Street Architects

Thompson @ Santa Rosa



Photo simulations by Main Street Architects

Participants

Wendy Abbruscato	Scott Engblom	Kathy Kolima	Patty Pimentel
Richard Abraham	Frank Esposito	Barbara Kronewitter	Gene Pitman
R. J. Adams	Ron Fanelle	Linda Lacunza	Lisa Porras
Laurie Adams	Mary Farley-Pateras	Mary Legeman	Kelly Potts
Nicki Alexander	Michael Fiddes	Ann Levin	Al Quigg
Eric Anderson	Joanne Fields	Anthony Lewis	Gisela Rahmeyer
Neal Andrews	Lauri Flack	Duane Livingston	Brian Randall
Jean Apple	Karen Flock	Dan Long	Michael Raider
Claudia Armann	Carla Florence	Lou Lopez	Mason Redding
Beverly Benton	Bill Frank	Mary Lynch	Brain Lee Rencher
Donna Boeck	Mason Freeman	David Marsden	Jean Ringo
Brian Brennan	Nicole Freeman	Julia Marsden	Cliff Rodriguez
Carolyn Briggs	Kim Froedge	Jessie Macleod	J. Rogers
Lorilee Brown	Terry Fulton	Mike McConnell	Linda Roslausky
Craig Burkhardt	David Gallegos	Kathy McGuire	Roland Ruberge
Lisa Burton	Mary Gladden	Kirsten Meeker	Randy Serak
J. Callaway	Karen Gold	Loretta Merewether	Betty Sherman
Julianne Case	Dottie Goodman	Margaret Merryman	Steve Simms
Ken Case	Shirley Gorman	John Mitchell	Doug Singletary
Cathy Jo Cassidy	Jack Halbert	Pam Monaco	Greg Smith
Amy Cherot	Doug Halter	Suz Montgomery-	Sandy Smith
Dan Chestnut	Cindy Hansen	Hart	Curt Stiles
Karen Clench	Camille Harris	Carl Morehouse	Lance Simshansen
David Comden	Teresa Hayden	Mindy Nickler	T.B. Strahlstrom
Irene Connors	Geri Hamilton	Ross Nideffer	Bernice Sunshine
Lisa Cooper	Marion Holzwarth	Mike Osborn	Gunnar Swanson
Curtis Cormane	Phullis Howe	Maria Pace	Ted Temple
Dan Cormode	Norma Jenkins	Nora Paulson	Camille Thoma
Maxine Culp	Emily Jones	David-Bryden Pease	Anna Tritschler
Steve Cummings	John Jones	Cheryl Pease	Diane Underhill
Donna De Paola	Leo Jones	Laurie Pegg-Scott	Andrea Ursillo
Nick Deitch	Margaret Jones	Silvia Perez	Harry Walsh
Joe Delaney	Dean Karadimos	Mary Peterson	Deanna Walsh
Ray Di Guilio	Deva Kelly	Andrea Pfister	Lee Walsh
Joe Dudek	Christine Kennedy	Martha Picciotti	Robert Wenzel
			Lee Wilson

2001 Midtown by Design

Mixed use along Thompson & Main.

Higher density housing along parts of Thompson & Main.

Views of the hills and toward the sea should be **protected as a public resource.**

Buildings along Main should reflect the **smaller scale & grain** of the adjoining neighborhoods

New higher density housing developments should be no more than **three floors**



PROPOSED INTENSITY MAP

- NC
- NG1
- NG2
- INSTITUTIONAL
- PARK, GREEN



0 100 200 300
SCALE: 1" = 300'

M MAIN STREET
ARCHITECTS + PLANNERS INC.
422 East Main Street
Ventura, California 93001
phone: (805) 632-2116 fax: (805) 632-1332
mainstreetarchitects.com



landscape architecture
urban design + planning
422 East Main Street
Ventura, California 93001
phone: (805) 643-8000 fax: (805) 643-2000

2005
Midtown
Charrette

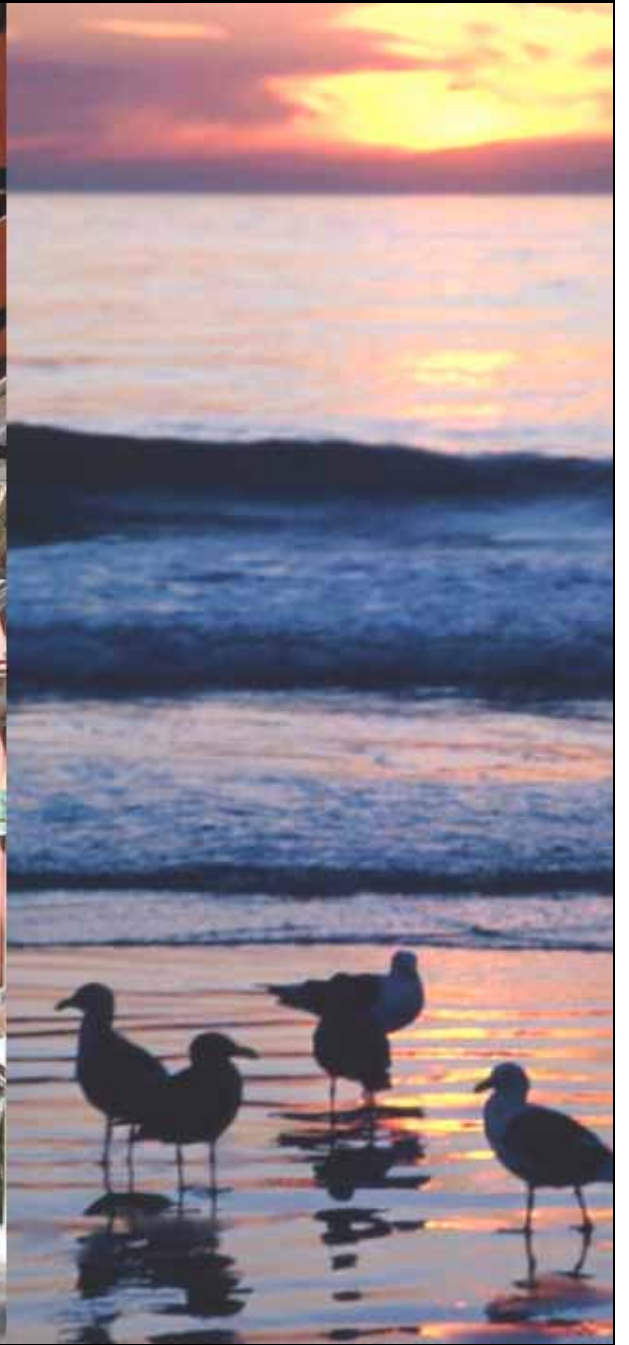
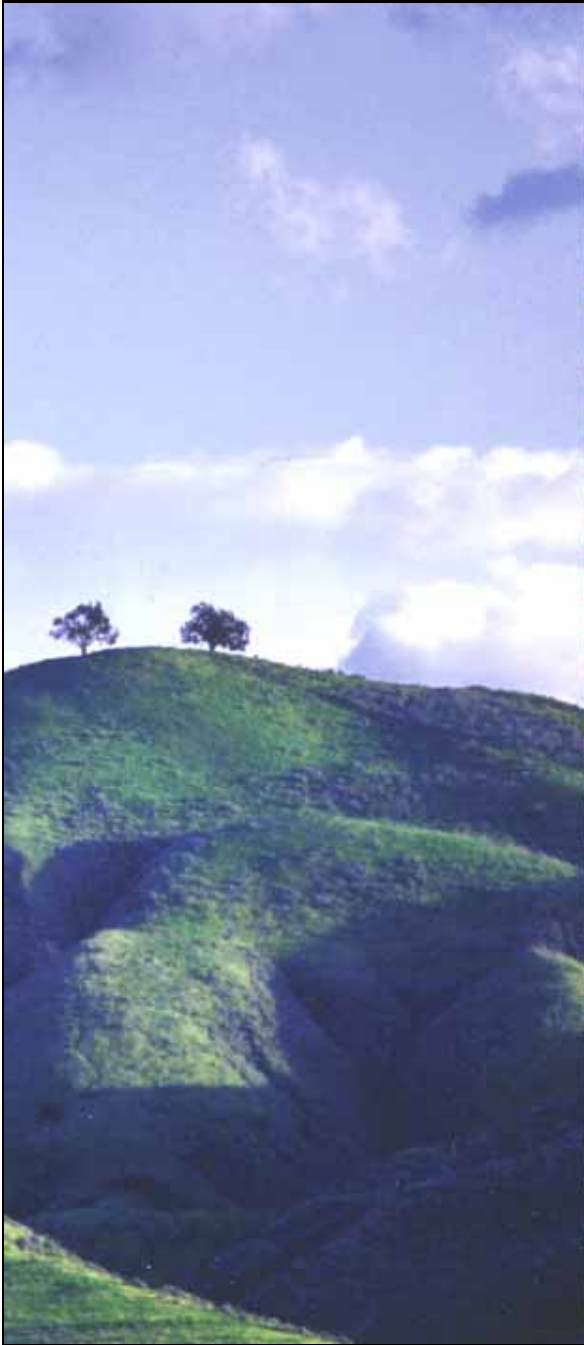
Ventura Transect

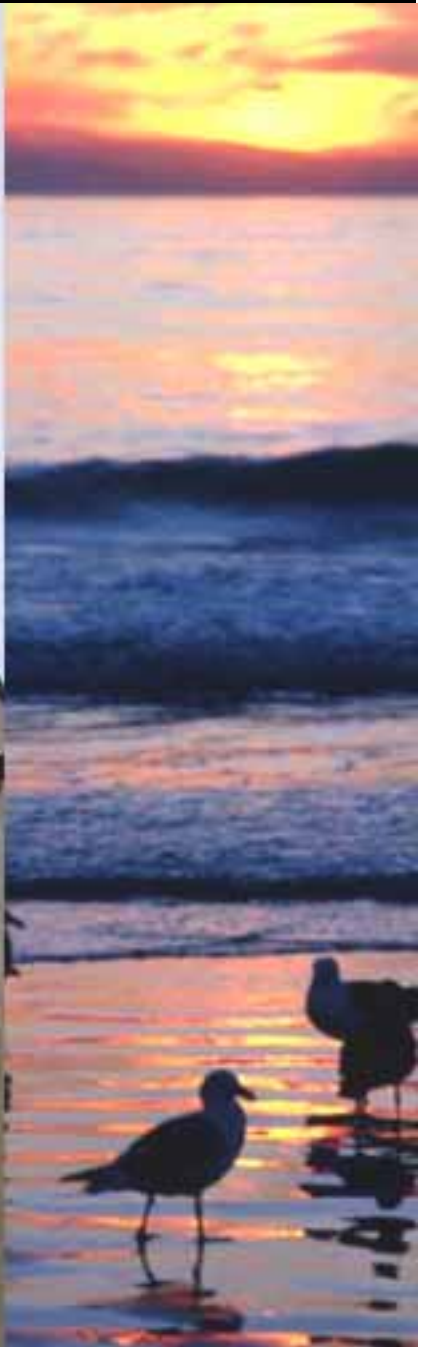
<p>T1 THE NATURAL ZONE consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>		<p>VENTURA BEACH</p>	<p>VENTURA RIVER</p>	<p>SANTA CLARA RIVER</p>	<p>HILLS</p>	<p>HILLS</p>	
<p>T2 THE RURAL ZONE consists of lands in open or cultivated state or sparsely settled. These include woodland, agricultural lands, grasslands and irrigable deserts.</p>		<p>NORTH AVENUE</p>	<p>RESIDENCE</p>	<p>VENTURA FIELDS</p>	<p>NORTH AVENUE</p>	<p>NORTH AVENUE</p>	<p>NORTH AVENUE</p>
<p>T3 THE SUB-URBAN ZONE, consists of low density suburban residential areas, differing by allowing home occupations. Planting is naturalistic with setbacks relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>							
<p>T4 THE GENERAL URBAN ZONE consists of a mixed-use but primarily residential urban fabric. It has a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets typically define medium-sized blocks.</p>		<p>MIDTOWN</p>	<p>MAIN ST. CORRIDOR</p>	<p>MIDTOWN</p>	<p>MIDTOWN</p>	<p>DOWNTOWN</p>	<p>DOWNTOWN</p>
<p>T5 THE URBAN CENTER ZONE consists of higher density mixed-use building types that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the frontages.</p>		<p>THOMPSON CORRIDOR</p>	<p>THOMPSON CORRIDOR</p>	<p>AVENUE CORRIDOR</p>	<p>AVENUE CORRIDOR</p>	<p>MAIN ST. CORRIDOR</p>	<p>MAIN ST. CORRIDOR</p>
<p>T6 THE URBAN CORE ZONE consists of the highest density, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings set close to the frontages.</p>		<p>DOWNTOWN</p>	<p>DOWNTOWN</p>	<p>DOWNTOWN</p>	<p>DOWNTOWN</p>	<p>DOWNTOWN</p>	<p>DOWNTOWN</p>



views















**Becker
Group**

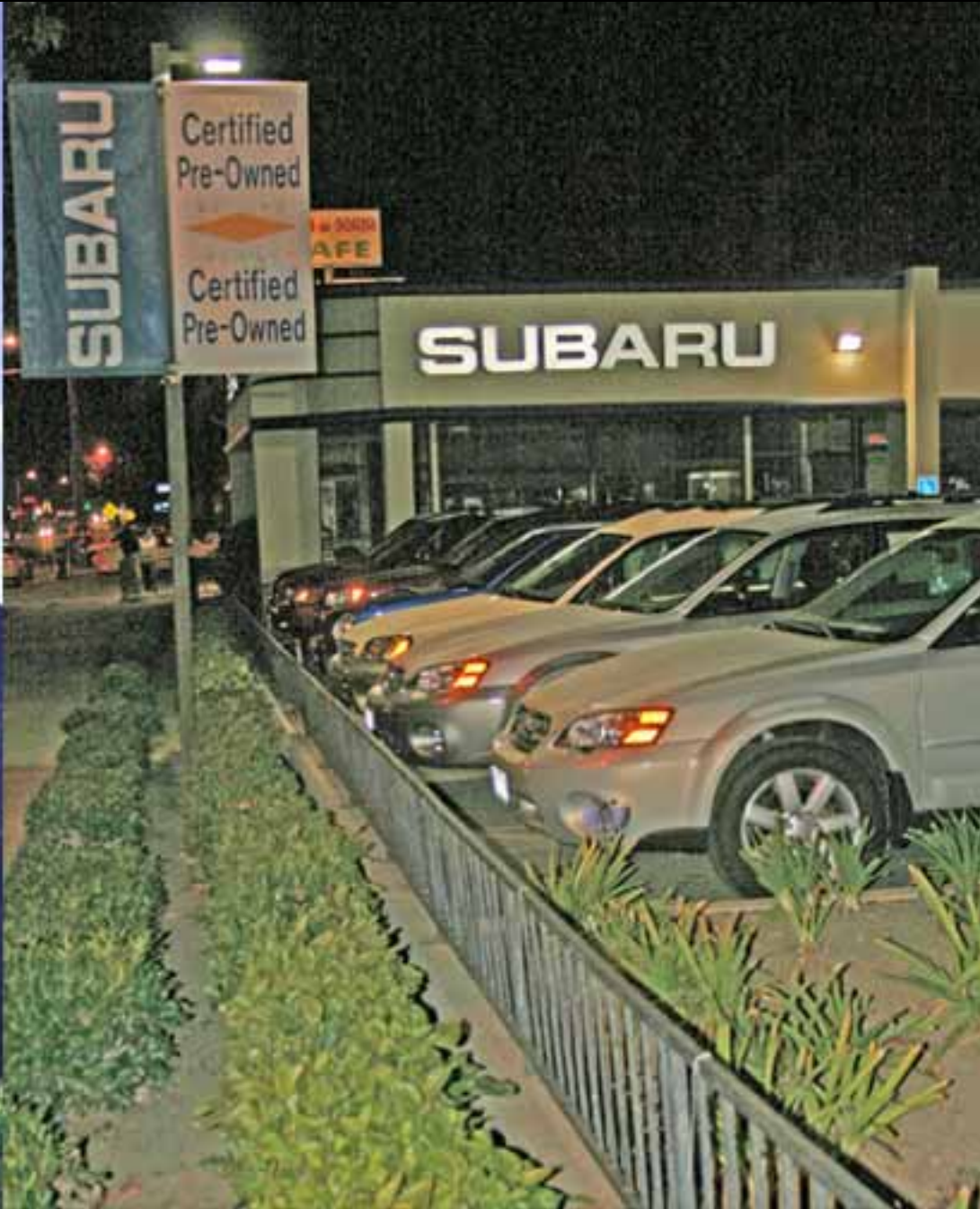
Sale/Lease

Automotive / Retail

Contact: Jeff Becker

Commercial Real Estate Services

815 653-6794





Midtown Corridors

Code

Regulating Plan



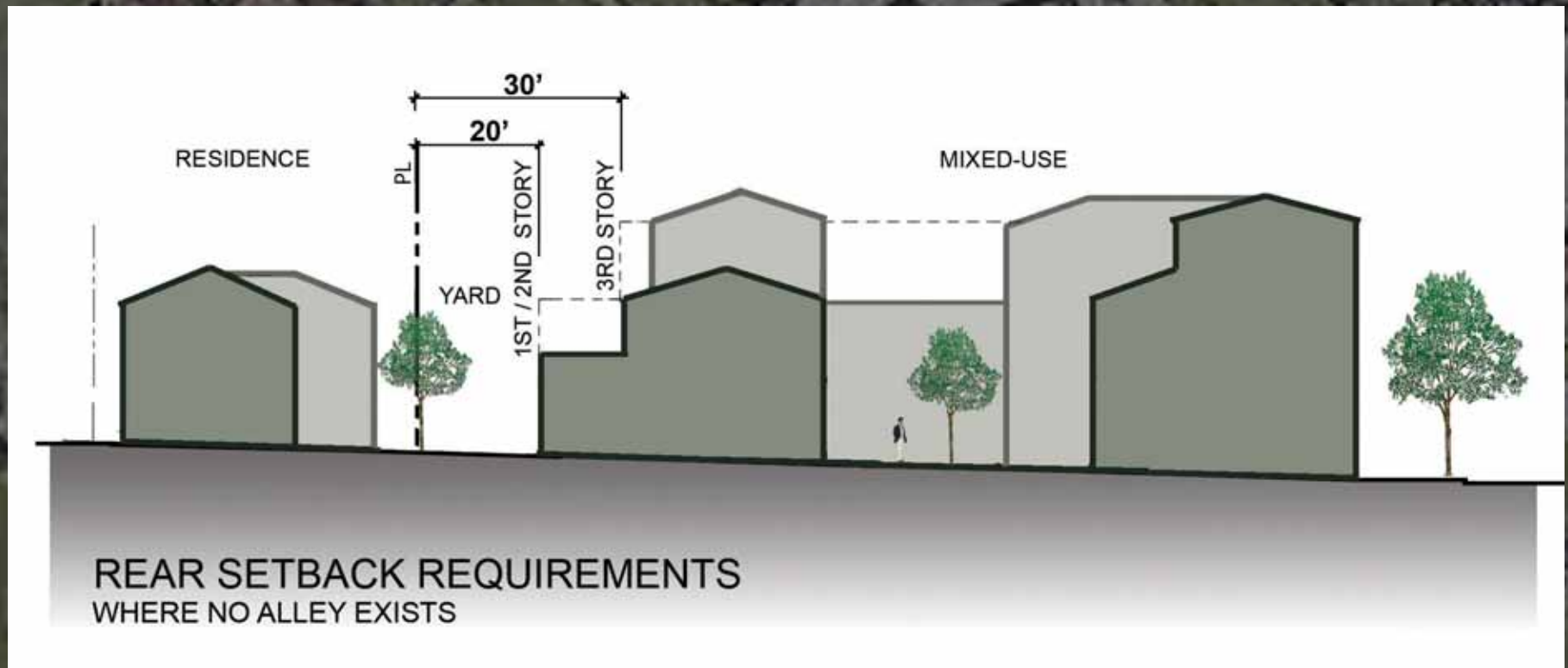
Setbacks

	T-4.5 Zone
Front	0 to 20'
Side	5' min
Rear	5' min for 1 & 2 story w/alley 20' wide: 3 rd story setback is 10' w/alley under 20' wide: 3 rd story setback is 20' w/o alley: 3 rd story setback is 30'
Height	3 stories (40' to 45')

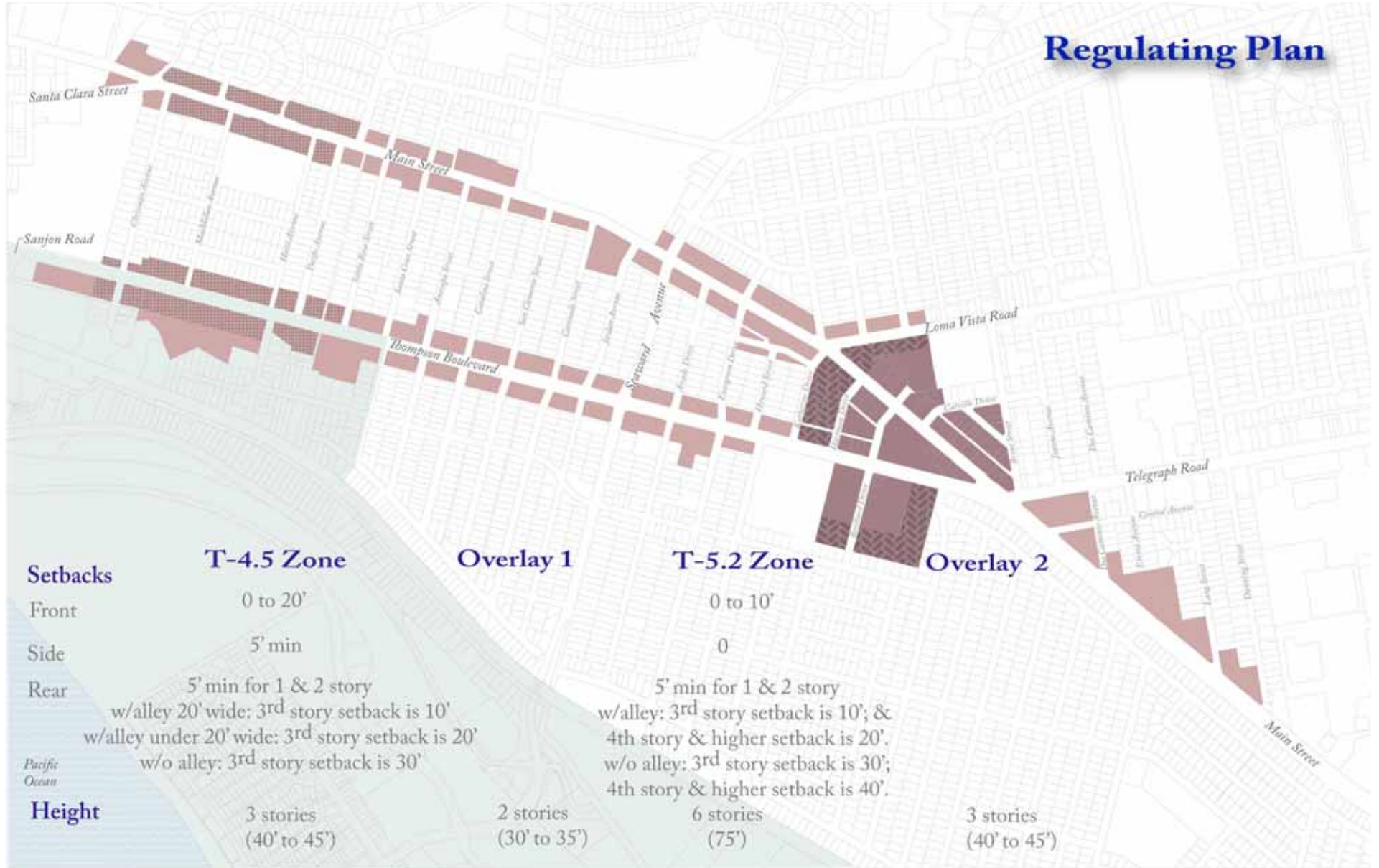
Setbacks

	T-5.2 Zone
Front	0 to 10'
Side	0
Rear	5' min for 1 & 2 story w/alley: 3 rd story setback is 10'; & 4th story & higher setback is 20'. w/o alley: 3 rd story setback is 30'; 4th story & higher setback is 40'.
Height	6 stories (75')

Setbacks

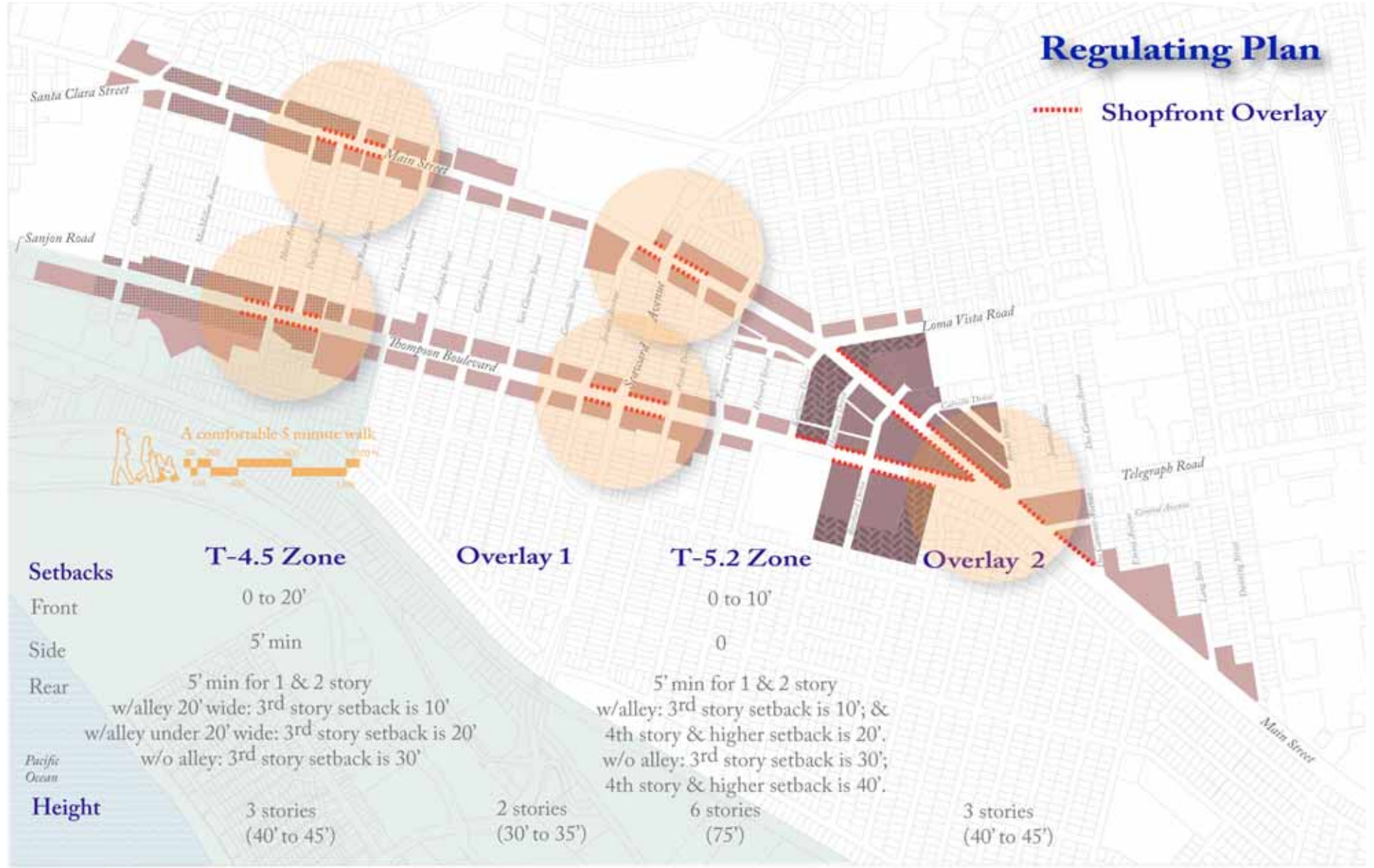


Regulating Plan





Regulating Plan

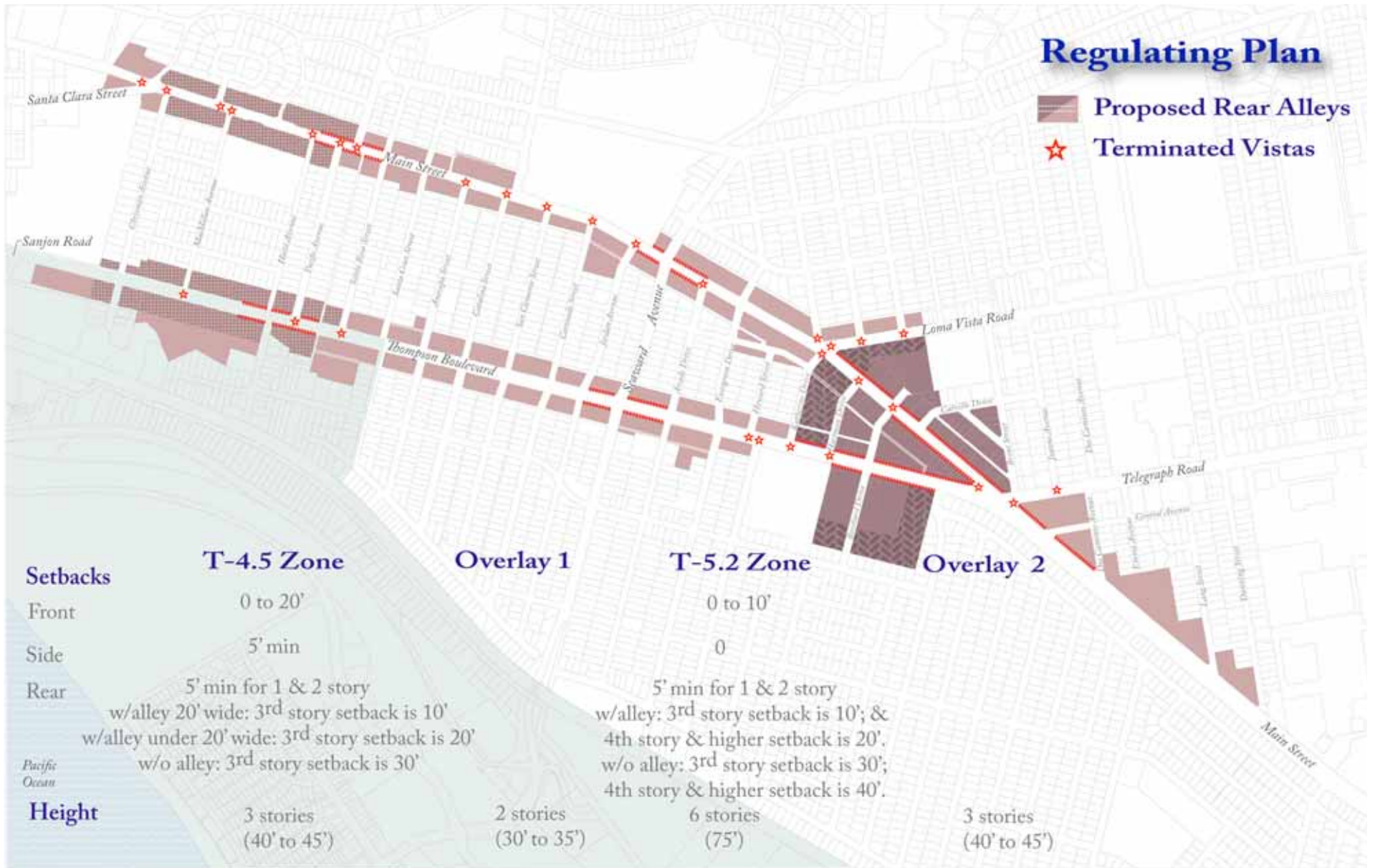
..... Shopfront Overlay



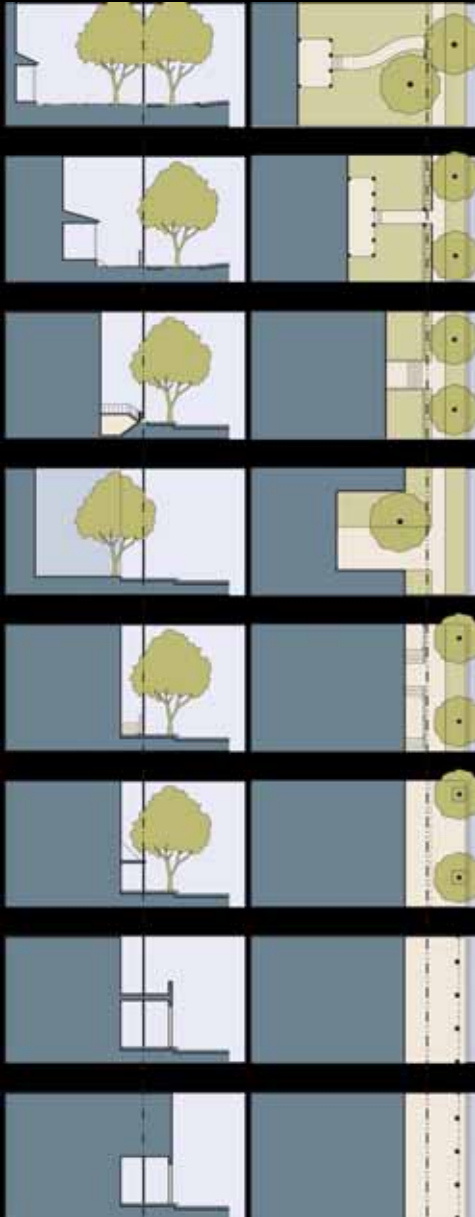
	T-4.5 Zone	Overlay 1	T-5.2 Zone	Overlay 2
Setbacks				
Front	0 to 20'		0 to 10'	
Side	5' min		0	
Rear	5' min for 1 & 2 story w/alley 20' wide: 3 rd story setback is 10' w/alley under 20' wide: 3 rd story setback is 20' w/o alley: 3 rd story setback is 30'		5' min for 1 & 2 story w/alley: 3 rd story setback is 10'; & 4th story & higher setback is 20'. w/o alley: 3 rd story setback is 30'; 4th story & higher setback is 40'.	
Height	3 stories (40' to 45')	2 stories (30' to 35')	6 stories (75')	3 stories (40' to 45')

Regulating Plan

-  Proposed Rear Alleys
-  Terminated Vistas



Frontages



Frontages (pages from the code)

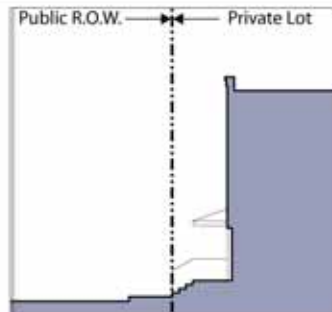
24M.204.050 Stoop

A. DESCRIPTION.

Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the side-walk, securing privacy for the windows and front rooms. The stoop is suitable for ground-floor residential use at short setbacks. A shed roof may also cover the stoop. This type may be interspersed with the Shopfront & Awning frontage type.

B. DESIGN STANDARDS.

1. Street Build-to-Line Encroachment: 8" max.
2. Stoops shall be raised 18" min. and 36" max. from the finished grade.
3. Stoops must correspond directly with the building entry(s) and be at least 3' wide (perpendicular to or parallel with the adjacent walk).
4. Stoops shall be 6' min. and 10' max. wide.
5. There may be a low (30" or less) decorative fence along the property lines.



Section Diagram



Axonometric Diagram



Illustrative Photo



Illustrative Photo

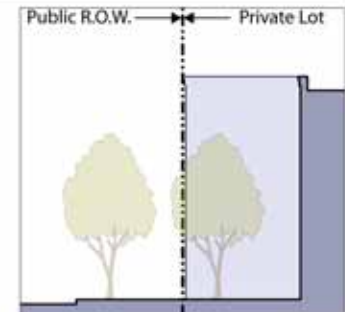
24M.204.060 Forecourt

A. DESCRIPTION.

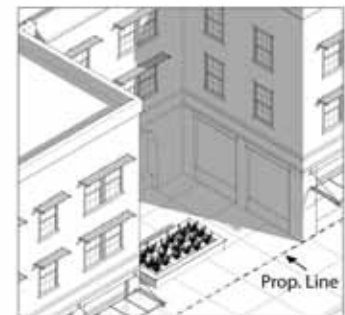
Forecourts are uncovered courts within a storefront, gallery or arcade frontage, wherein a portion of the facade is recessed from the building Frontage. The court is suitable for gardens, vehicular drop-offs, and utility off loading. A fence or wall at the property line may be used to define the private space of the court. The court may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the court. This type should be used sparingly and in conjunction with Stoops and Shopfronts.

B. DESIGN STANDARDS.

1. A forecourt shall be 10' deep min. (clear) and 30' deep max. (clear)
2. A forecourt shall be 10' wide min. and 50' wide max. or 50% of lot width, whichever is less.
3. Forecourts between 10' and 15' in depth shall be substantially paved, and enhanced with landscaping. Forecourts between 15' and 30' in depth shall be designed with a balance of paving and landscaping.
4. A one-story fence or wall at the property line may be used to define the private space of the court.
5. If the forecourt is raised above the adjacent grade, it should not be more than 3' above the grade of the sidewalk.



Section Diagram



Axonometric Diagram



Illustrative Photo



Illustrative Photo

Building Types

- **Configuration**
massing, frontage, height
- **Disposition**
placement on lot
- **Function**

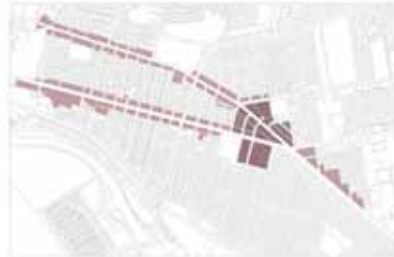


Building Types: Courtyard Housing (pages from the code)

24M.206.110 COURTYARD HOUSING



Building Type Diagram



Allowed Lots (if qualified by size)

A. DESCRIPTION.

A group of dwelling units arranged to share one or more common courtyards upon a qualifying lot in the T4.3 and TS.2 zones. Dwellings take access from the street or the courtyard(s). Dwelling configuration occurs as townhouses, flats, or flats located over or under flats or townhouses. The courtyard is intended to be a semi-public space that is an extension of the public realm. Courtyard Housing may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24M.200.040 and 24M.200.050) The following text provides performance standards for Courtyard Housing.

B. ACCESS.

1. The main entrance to each ground floor dwelling shall be directly off a common courtyard or directly from the street. [E]
2. Access to no more than three second story dwellings shall be through an open or roofed (but not enclosed) stair. [W]
3. Except for dwellings occurring at the fourth story, elevator access from subterranean parking may be provided between the garage and podium only. [W]
4. Where an alley is present, parking and services shall be accessed through the alley. [W]
5. Where an alley is not present on an interior lot, parking and services should be accessed from the street by a driveway near the side lot line and be flanked by planters, at least 1' wide. [DR]
6. On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7' to 8' maximum width, and with 2' planters on each side. [W]

C. PARKING AND SERVICES.

1. Required parking may be at-grade or as subterranean. If provided at-grade, one parking space for each dwelling unit shall be within a garage. The remaining required parking

spaces may be within a garage, carport, or as open. [W]

2. Dwellings may have direct or indirect access to their parking stall(s) or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged. [DR]
3. Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the facade of the building and be screened from view from the street with landscaping or a fence. [DR]
5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]

D. OPEN SPACE.

1. Front yards are defined by the street build-to-line and frontage type requirements of the applicable zone. [DR]
2. Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated or interconnected courtyards with a cumulative total of at least 15% of the lot. [E]
3. In a project with multiple courtyards, at least two of the courtyards shall conform to the patterns below. [W]
4. Minimum courtyard dimensions shall be 40' when the long axis of the courtyard is oriented East/West and 30' when the courtyard is oriented North/South. [W]
5. In 40' wide courtyards, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard; they are permitted on one side of a 30' wide courtyard. [W]
6. Private patios may be provided in side and rear yards, and in courtyards. [DR]
7. Courtyards shall be connected to the public way and/or to



Illustrative Photo



Illustrative Photo

each other by zaguans, or patios. [E]

- a. Zaguans shall be a minimum of 10' wide. [W]
- a. Patios shall be a minimum of 15' wide. [W]

E. LANDSCAPE.

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. At least one large tree shall be provided in each rear yard for shade and privacy. [DR]
3. Trees may be placed in side yards to protect the privacy of neighbors. [DR]
4. At least one large tree planted directly in the ground shall be provided in at least one courtyard for shade, privacy and scale. [DR]
5. Courtyards located over garages shall be designed to avoid the sensation of forced podium landscape through the use of angle landscaping. [DR]

F. FRONTAGE.

1. Entrance doors, living space (e.g., living rooms and dining rooms) shall be oriented toward courtyards and the street to the degree possible. Service rooms shall be oriented to side and rear yards to the degree possible. [DR]
2. No arcade or gallery may encroach into the required minimum width of a courtyard. [W]
3. Sloops up to 3' in height and dooryards up to 2' in height may be placed above subterranean parking, provided that they are landscaped and scaled to the street and building. [W]
4. Dooryards that face and/or encroach into a courtyard shall be a minimum of 10' wide. [W]

G. BUILDING SIZE AND MASSING.

1. Buildings may contain any four combinations of dwelling unit configurations: flats, flats over flats, townhouses, and townhouses over flats. [W]
2. Dwellings may be as repetitive or unique as deemed by individual designs. [DR]
3. Buildings shall be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling. [DR]
4. Four story masses shall be minimized inside courtyards and apparent on street frontages. [DR]
5. The intent of these performance standards is to provide for Courtyard Housing buildings with varying heights. Suggested height ratios are as follows:
 - a. 2.0 stories: 80% 2 stories, 20% 1 stories [W]
 - b. 2.5 stories: 60% 2 stories, 40% 3 stories [W]
 - c. 3.0 stories: 35% 2 stories, 50% 3 stories, 15% 4 stories [W]
 - d. 3.5 stories: 15% 2 stories, 60% 3 stories, 25% 4 stories [W]
6. These height ratios are maximums that correspond to the applicable zone.
7. Dwellings at fourth stories shall be accessed by single-loaded corridors or exclusive elevator service and configured as flats. [E]
8. The visibility of elevators and of exterior corridors at the third and/or fourth stories should be minimized by incorporation into the mass of the building. [DR]

form-based codes

lessons learned



Lesson 1: Don't copy blindly!



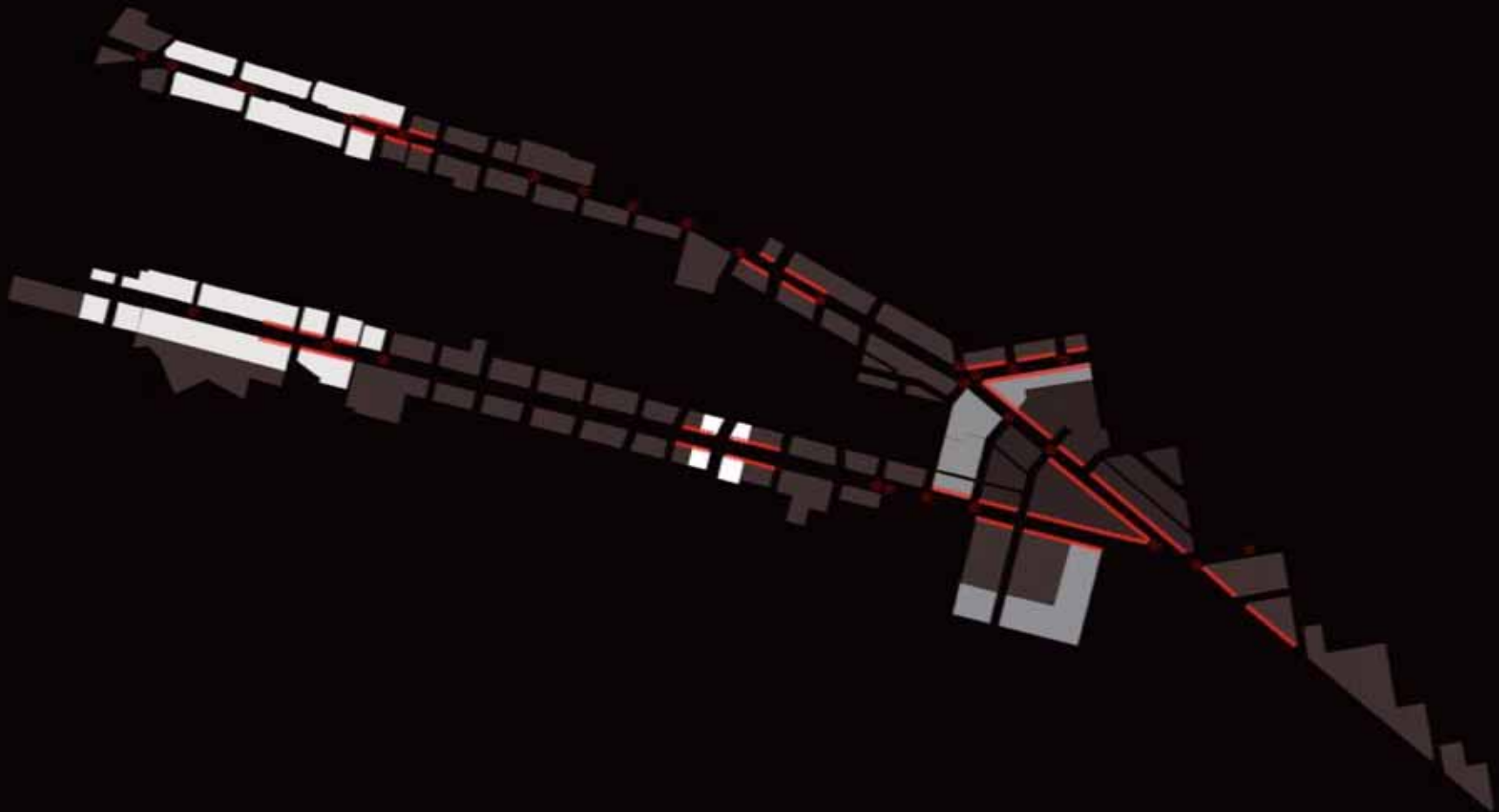
Lesson 2: Don't try this at home. Hire an expert!



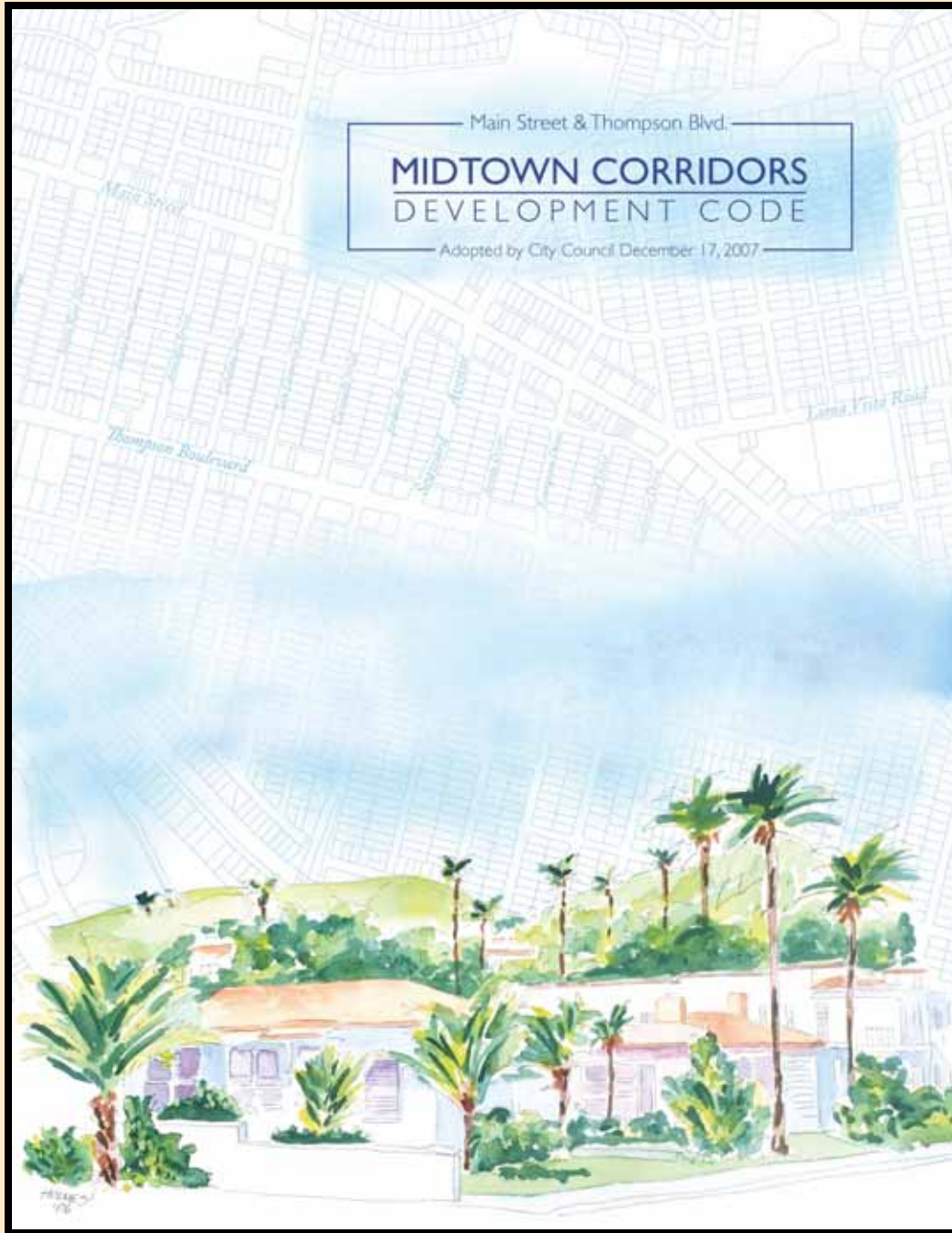
Lesson 3: Make progress!



Lesson 4: Get Specific with Overlays







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B. HOW TO USE THIS CODE.

To find the development standards that apply to a particular parcel of land, the following steps should be taken:

1. Locate the subject parcel on the Regulating Plan (Section 24M.102.040).
2. Note the Zone designation for that parcel, either T4.5 or T5.2.
3. Also note any special designations for that parcel that may also be present on the Regulating Plan, such as a "2-story height overlay" or a "shopfront required" overlay, as these requirements will supersede other provisions in the T4.5 or T5.2 Zone standards.
4. To determine the uses that are allowed in that Zone, refer to the Land Use Tables (Section 24M.203.031).
5. Then refer to the Zone standards for the Zone that applies to the subject parcel. T4.5 standards are located in Section 24M.200.040, and T5.2 standards are located in Section 24M.200.050. These standards provide all the basic setback and height requirements for the parcel. Remember that any special designations on the Regulating Plan supersede the information on the Zone page.
6. The Zone standards specify the setback and height regulations for buildings, parking and associated site improvements, and also identify the Building Types and Frontage Types that are allowed.
7. A range of Building Types – from least urban/intense to most urban/intense – is presented in Section 24M.206.
8. A range of Frontage Types – from least urban to most urban – are presented in Section 24M.204. One of the Types allowed in the applicable Zone must be selected, and integrated with the selected Building Type.
9. Note that Building Types may be combined, as described in Section

C. TRANSECT ZONES, SUB-ZONES AND OVERLAY ZONES

Each of the six basic Transect Zones represents a spectrum of development characters and intensities. Within T4, for example, these range from the almost exclusively residential, quiet neighborhood interiors, to more active and mixed-use neighborhood activity centers, or neighborhood edges abutting larger, busier streets and transit corridors. Similar systematic variations exist in each Zone. In order to describe these important differences, and to create a regulatory structure with some precision, a number of Sub-Zones may be defined.

The use of Sub-Zones enables development standards that subtly increase or decrease the intensity and urban character from one area to the next, encouraging a seamless transition from street to street and block to block. This tool also allows the standards to be calibrated to existing neighborhood characteristics on adjacent land that are intended to be preserved, protected or extended. The two basic Zones defined in this Code are Sub-Zones T4.5 and T5.2, as described in Section 24M.200.

To provide an even finer level of precision and subtlety the technique of "Overlay Zones" is added. Overlay Zones are applied to specific areas of the Regulating Plan, modifying selected development standards of the underlying Transect Zone. For instance, such an "overlay zone" would modify some combination of the allowed building height, or allowed frontage types, or specific setbacks requirements within the Overlay area as designated on the Regulating Plan, while leaving the other standards of that zone intact. Four Overlay Zones are defined in this Code, as described in Section 24M.202.

E. URBAN CENTER ZONE (T5.2)

The prototypical T5 zone for Ventura is characterized by mixed-use buildings set close to the sidewalk – many with ground floor commercial uses and higher density housing or office uses on upper floors – streets with wide sidewalks and street trees in tree grates, and abundant and managed curbside parking. Building heights will typically be in the 2-4 story range.

The Corridor area near 5-Points, where Main and Thompson meet one another, is identified in key planning documents – including the General Plan, and the Midtown By Design and Midtown Charrette documents – as a more intense “activity center” – with a greater emphasis on commercial use. Accordingly, the portion of this area north of Thompson Boulevard is classified as T5, Urban Center.

The 5-Points Corridor area has greater block and lot sizes than the rest of these Corridors, and is thus able to accommodate larger buildings and denser parking configurations. It also has pre-existing zoning that allows building heights up to 6 stories, and the adjacent Community Memorial Hospital facilities are of that scale already.

Accordingly the Sub-Zone T5.2 Urban Center is defined for this area, See Section 24M.200.050, allowing buildings and streetscapes that are more urban in character than the rest of the Corridors, with buildings up to 6 stories in height. Certain Overlay Zones are provided to modulate that scale and to ensure compatibility with adjacent neighborhoods, see Section 24M.202.



3-story Commercial Block buildings w/ Arcades



Ventura 3-story Commercial Block building



Corner Shopfronts in Commercial Block building



Corner restaurant in Commercial Block building

24M.200.050 The Urban Center Zone (TS.2)

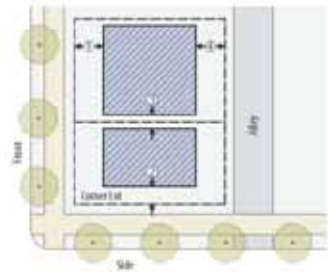


Diagram A: Building Placement

A. BUILDING PLACEMENT.

1. PRIMARY BUILDINGS

A primary building shall be placed on a lot in compliance with the following requirements, within the hatched area as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in Section 24M.206 (Building Type Standards).

1. Front Setback: 0' min., 10' max., and per Allowed Frontage Types.
2. Side Street Setback: Same as Street Setback.
3. Side Yard Setback: 0' min.
4. Rear Setback:
 - a. With alley: 5' min. to any 1- or 2-story buildings, 10' min. to any 3-story elements, 20' min. to any elements 4-stories or higher.
 - b. Without alley: 20' min. to any 1- or 2-story buildings, 30' min. to any 3-story elements, 40' min. to any elements 4-stories or higher.
5. Buildings on corner lots shall be setback from side street frontage (right-of-way) line as required by the chosen frontage type, except that side street shopfronts shall be setback a minimum of 5' from side street frontage line.

2. ACCESSORY BUILDINGS

An accessory building shall be placed on a lot in compliance with the following requirements, within the hatched area shown in Diagram C (Parking Placement).

1. Street Setback: Within the 50% of lot nearest the rear lot line.
2. Side Street Setback: 5' min.
3. Side Yard Setback: 5' min.
4. Rear Setback:
 - a. 1-story buildings: 5' min.
 - b. 2- or 3-story buildings: Same as for Primary Building.

3. ARCHITECTURAL ENCROACHMENTS

Patios, uncovered stoops, roof overhangs, and awnings may encroach 8' max. into the required setbacks, as may be further limited by the UBC.

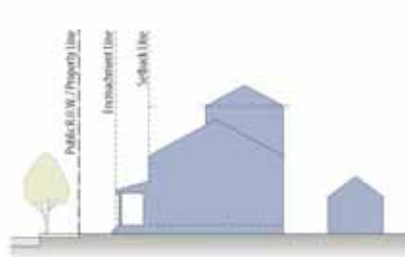


Diagram B: Building Profile

B. BUILDING PROFILE AND FRONTAGE.

1. HEIGHT

Each structure shall comply with the following height limits.

1. Maximum height: 6 stories to parapet or ridge line for primary building. For flat roof, the maximum height of the parapet cannot exceed 70 feet; and for sloping roof, the maximum height of the roof ridge cannot exceed 75 feet.
2. Minimum Floor-to-floor: 15' min. for a primary building ground floor.
3. Accessory Buildings: 24' max. to eave.
4. Buildings or portions of the buildings 2 stories high shall be set back a minimum of 20' from any single-family residential lot.

2. ALLOWED FRONTAGE TYPES

Only the following frontage types are allowed within the TS.2 zone, except that within the Shopfront Overlay, only the Shopfront & Awning type is allowed. The street-facing facade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24M.204 (Frontage Type Standards).

- a. Stoop - 5' min. Setback.
- b. Forecourt - 10' min. Setback.
- c. Shopfront & Awning - 0' min. Setback.¹
- d. Gallery.
- e. Arcade.

3. SIDE YARD PLANE

As applicable to north-south through streets (see definition).

Note:

1. 5' min. Setback on side streets, see Shopfront Overlay zone.

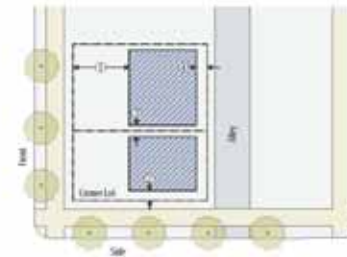


Diagram C: Parking Placement

C. PARKING AND SERVICES.

1. PARKING AND SERVICES PLACEMENT

- a. Off-street parking and services shall be placed on a lot in compliance with the following requirements, within the hatched area shown on the diagram above, unless subterranean.
 1. Street Setback: Within the 50% of lot nearest the rear lot line.
 2. Side Street Setback: 5' min.
 3. Side Yard Setback: 5' min.
 4. Rear Setback: 3' min.

- b. Subterranean parking shall not extend beyond building footprint, and may extend to a height of 3' max. above finished grade, provided that garage perimeter wall either aligns with face of building or becomes part of a Stoop or Door Yard frontage type.

2. PARKING REQUIREMENTS

Each site shall be provided off-street parking as follows, designed in compliance with the requirements in Zoning Ordinance Chapter 24.015.

- a. Residential uses
 - 1-2 Dwelling units: 2 car garage per unit
 - 3 Dwelling units (apartments):
 - 1 covered for 1 bedroom units
 - 1 covered +1 uncovered for 2+ bedroom units
 - 1/4 uncovered/unit for guest parking
 - Condominiums:
 - 2 1/2 spaces per unit
 - (2 of which need to be in the garage)
- b. Non-Residential:
 - 1 parking space per 300 s.f. of gross floor area.

Building Type	Allowed Lot Widths					
	25'	35'	50'	75'	100'	125' - 150'
Barndomin Court						
Row House						
Live/Work						
Side Court Housing						
Courtyard Housing						
Stacked Dwelling	Only allowed as part of Mixed Type Projects. ¹					
Commercial Block						

Allowed Building Type Table

D. BUILDING TYPES.

Only the building types shown in the table above are allowed in the TS.2 Urban Center zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24M.206 (Building Type Standards).

E. ALLOWED LAND USES.

Only a land use identified as permitted or conditional by Section 24M.203.031 (Land Use Tables) shall be established on a lot in the TS.2 Urban Center zone, in compliance with the planning permit requirements of Section 24M.203.020.

Special hospital development standards will warrant city consideration of specific plan proposals for future major hospital developments.

Note:

1. Mixed Type Development is described in Section 24M.210. Mixed Type Development is required on parcels of 30,000 s.f. or more and allowed on parcels of any size.





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*-Christopher Alexander et al,
A New Theory of Urban Design*