

A detailed zoning map showing various residential and commercial zones. The map includes street names such as Barker Rd, Humphrey Rd, Riddy Rd, King Rd, Saunders Ave, Bankhead Rd, and Horseshoe Bar Rd. Zoning codes are labeled throughout the map, including RA, PI, RS-7, RS-10, ILT, IL, RE, CG, RS-20, RR, CG, RS-5, CO, RR, CG, PI, RS-10, CO, RR, CG, PI, RS-10, CO, RR, CG, PI, RS-5, CG, CC, RS-5, BP, RM-3.5, RS-7, RM-5, CG, RS-5, RM-5, CT, and RE. The map is overlaid with a grid and various colored areas representing different zoning districts.

CNU 2004

Anatomy of New Urbanist Zoning Codes

A background map showing various zoning codes such as RA, PI, ILT, IL, PI, RE, RS-7, RS-10, CG, RS-20, RR, CG, CO, King Rd., RS-10, PI, RS-10, CO, RS-5, CC, GG, CC, CT, BP, RM-3.5, RS-7, RS-5, RM-5, CG, RS-5, and CT. Street names like Barker Rd., Hunfrey Rd., Riddy Rd., Bankhead Rd., and Horseshoe Bar Rd. are also visible.

Zoning Codes Decoded

- Allowed uses of property
- Standards for the planning and design of development
- Procedures for review and approval, and code administration



Conventional Zoning Code Features

- Use-based zoning classifications
- Setbacks
- Height limits
- Floor Area Ratio (FAR) requirements
- Site coverage/open space requirements
- Density
- Parking



Form-Based Code Differences

- Regulatory geography – Transect; Neighborhoods, districts, corridors
- Regulatory focus de-emphasizes land use regulation in favor of rules for building form
- Emphasis on mixed-use and a mixture of housing types
- Greater attention to streetscape and the design of the public realm; and the role of individual buildings in shaping the public realm
- Design-focused public participation process



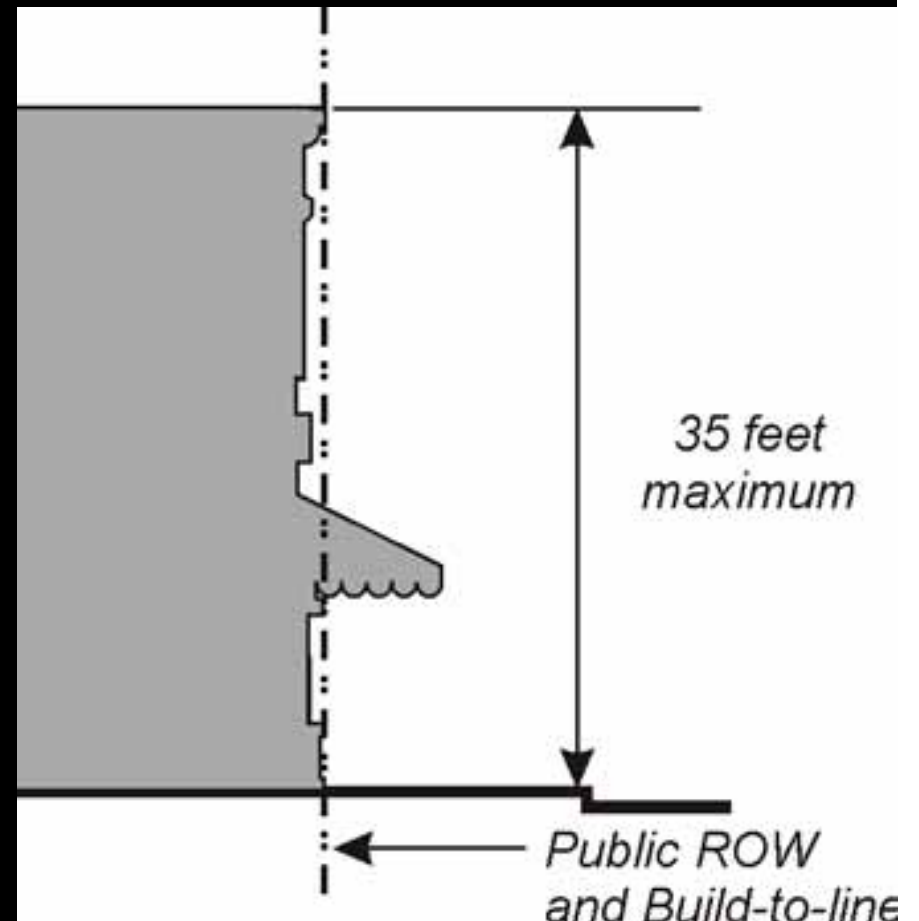
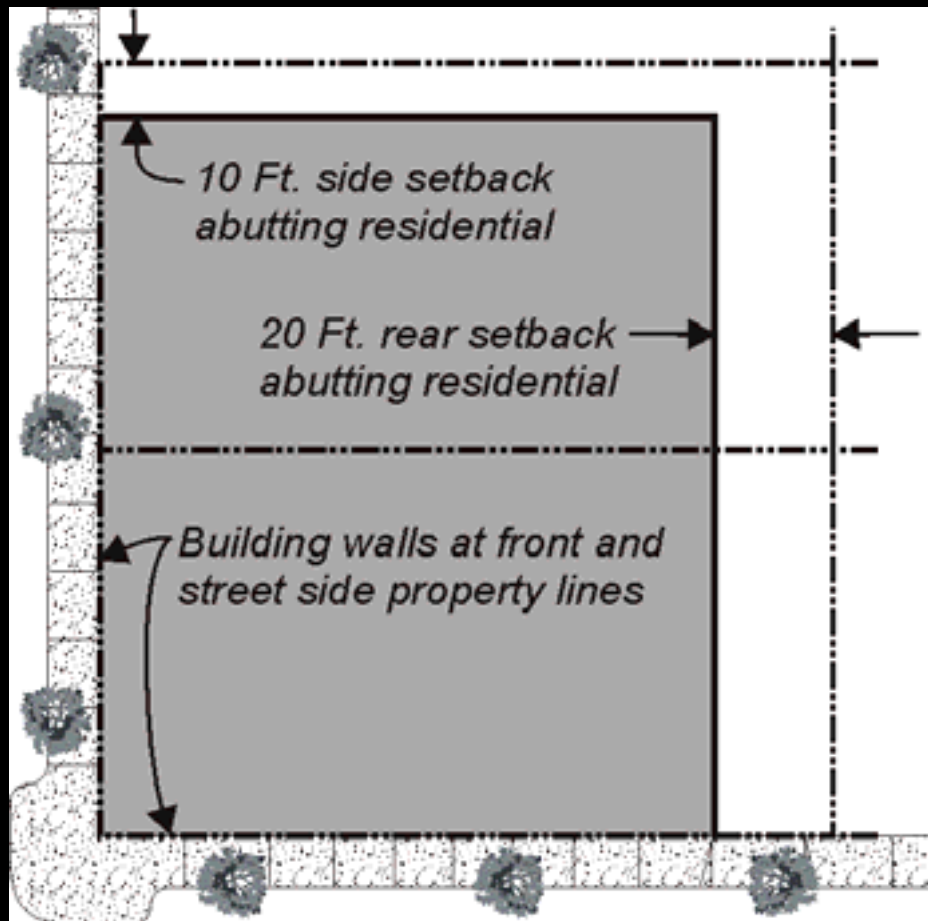
Approaches to Code Revision

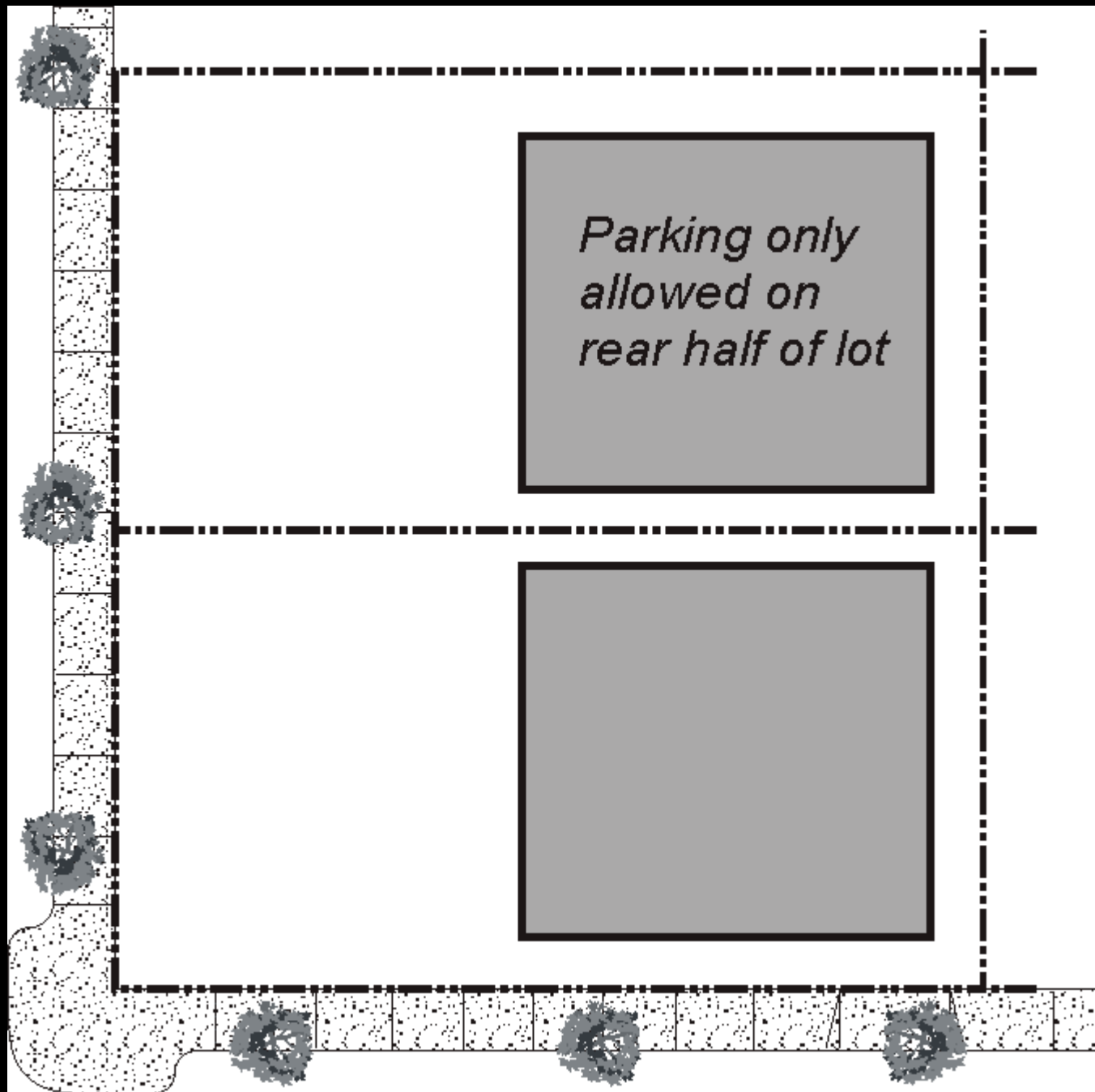
- Adjust standards in existing code (quick fixes)
- Special-purpose zones or overlays
- Optional TND ordinances
- Hybrid codes
- Comprehensive plan and code updates



Quick Fixes

- Revise building regulations to effectively shape the public realm of the street
- Revise parking location requirements
- Allow a variety of uses to create vitality, synergy, and enhance the pedestrian experience









KEY & K SHOE REPAIR

1991



Hair Evolution
MEN • WOMEN • CHILDREN
310-510-3741

2802

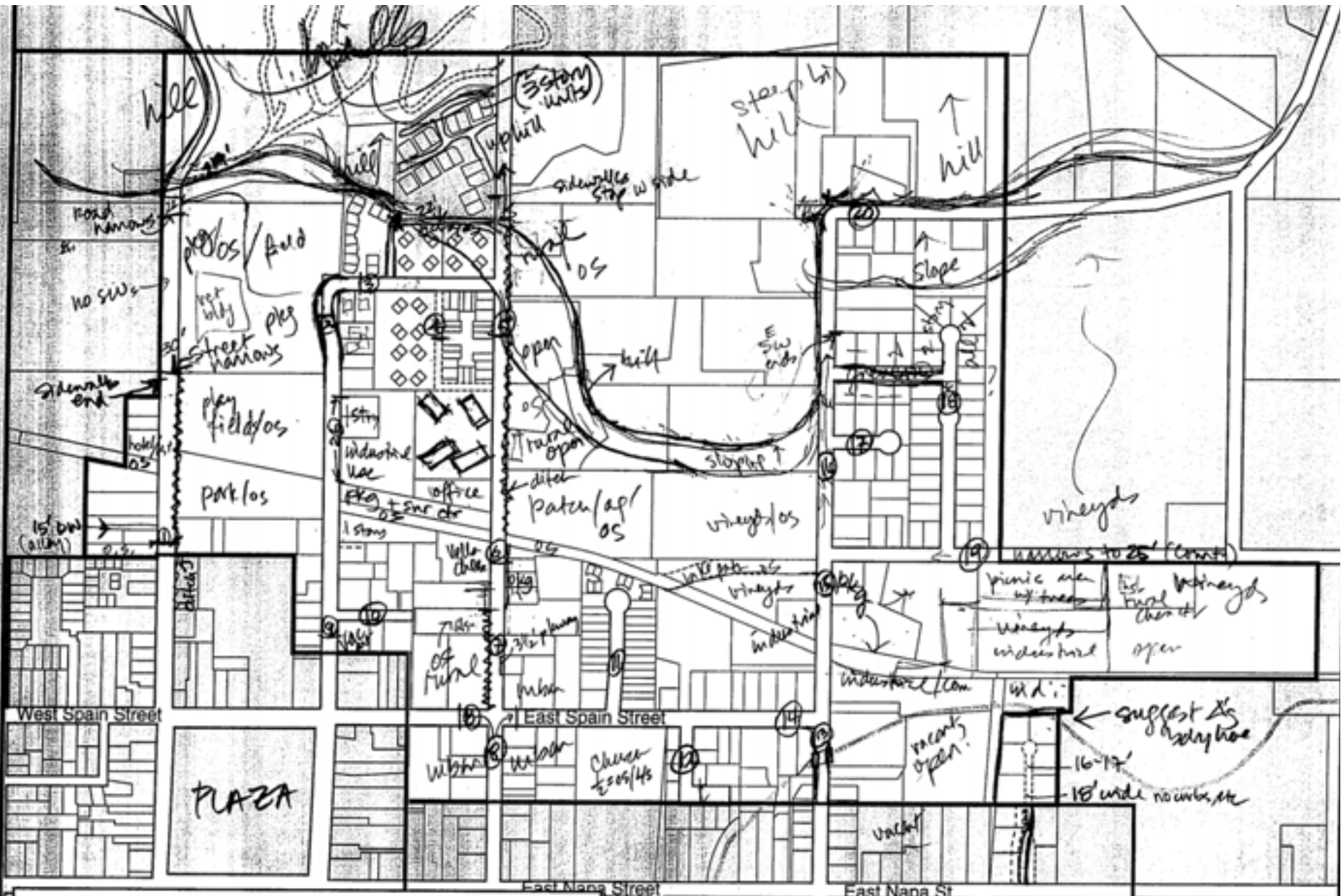
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Preparing a Form-Based Code

1. Existing conditions analysis and inventory



City of Sonoma Development Code Update
North-East Planning Area

Planning Area Information Needs

Area: NE

1. Street Types (by setback, walkway, carriageway, and landscape)

1st St E: 4 1/2' sidewalk (narrow) contig. to st. w/ poles & fire hydrants in them. / 40' street / 20' ± setback
 1/2 = front yards or parking lots / fields - few large trees

1st St W - 7' sidewalk, 1 side only, contig. - 1/2 = front yard + 1' strip next to sidewalk fence (picket type)
 Blue wisp - 4 1/2' sidewalk, contig. no st. trees - (7 max) in "public" st. yard.

2nd St E - 10-20' setbacks - front yards or public fronts of multi-family - primarily multi-family w side mixed - sidewalks or not - mixed setbacks, mixed widths of lots (10-20'-20' setbacks)

2. Block Types (shape, size, alleys, parcelization)

grid so of Spain - No of Spain - characterized by uneven parcelization & only 1 thru st
 no alleys (except in condo dev / Blue wisp area)

3. Building Types (footprint, profile, streetfront, access by car or pedestrian, service areas)

new/older buildings
 all sim. houses - more age & diversity of 2 stories

porches - 1st St W

1st St E - mostly 1 story, 1-2 story mostly SF - some multi (40 No) & several ho

1 story, peak roof houses (wood)

garages or parking areas behind or screened from st.

2nd St E - so of Spain - 1 story (some 2) porches, mixed setbacks, peak roof, wood (not siding)

2nd St E - No area - condos, apt, 2 & 1 story duplexes & multi-family apt. hsg.

4. Open Space Types (front, back and side yards, squares and parks)

fills close to backyards, & within area

lots of OS - fields, parks, walk/bike path, vac. lots, under hills, adjacent rural E, W, also - traditional, older neighborhoods w SF hsg, each house unique, varying lot size/width large front yards or chagrin yards.

5. Parking Types (parallel, diagonal, lots)

1st St W - 11 on st. - w side only -

1st St E - 11 on st both sides

2nd St E - 11 " w side only - then E side only to Spain - then both so

6. Natural Features (creeks, significant trees, views, hills, etc.)

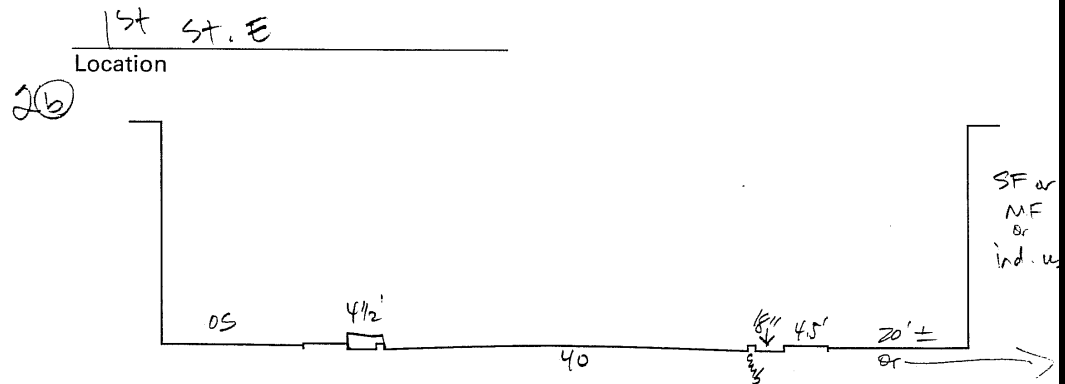
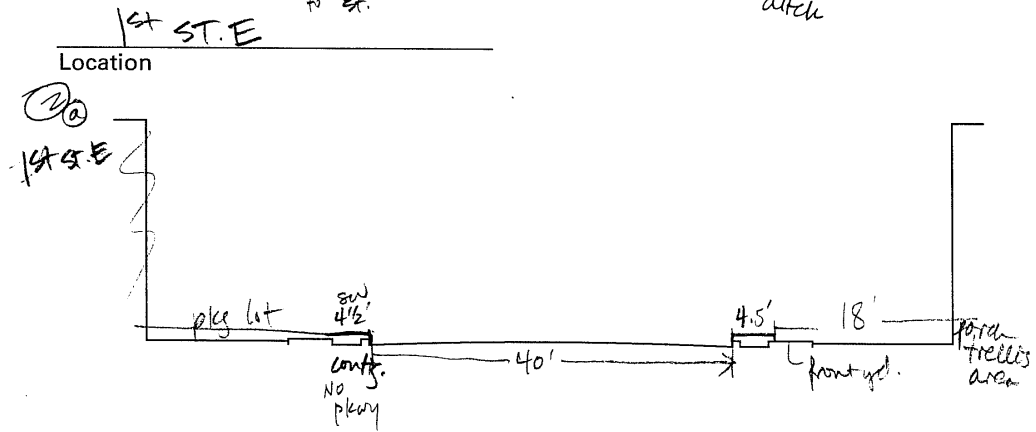
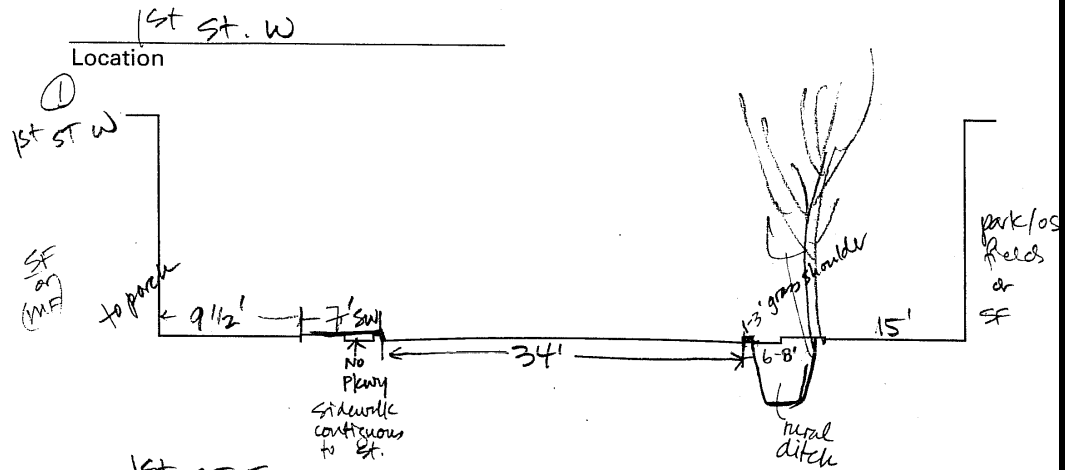
pastures, vacant lots (weeds), hills, farm land, playing fields, pkgs lots,

vineyards adjacent w/ area

w/ trees oak woodland

mountain in distance

NE



SALINAS



SALINAS HIGH SCHOOL



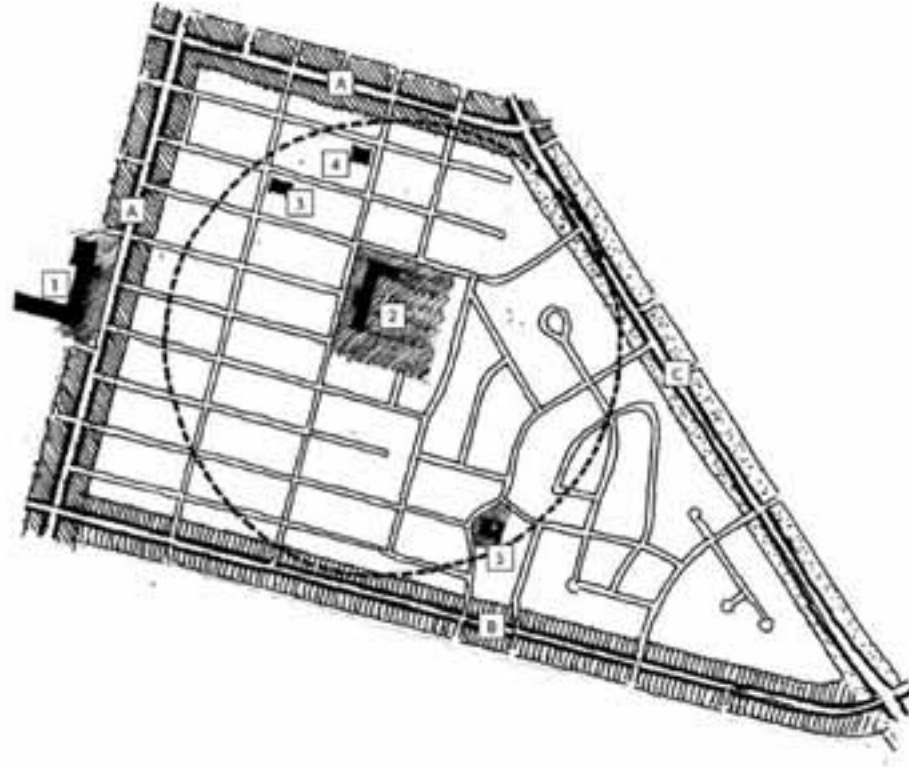
LINCOLN ELEMENTARY SCHOOL



CHURCH



COMMUNITY CENTER



- 1 Salinas High School
- 2 Lincoln Elementary School
- 3 Senior Center
- 4 Church
- 5 Community Center

- A Commercial Corridor
- B Mixed-Use Corridor
- C Industrial Corridor

COMMERCIAL STREET : SALINAS



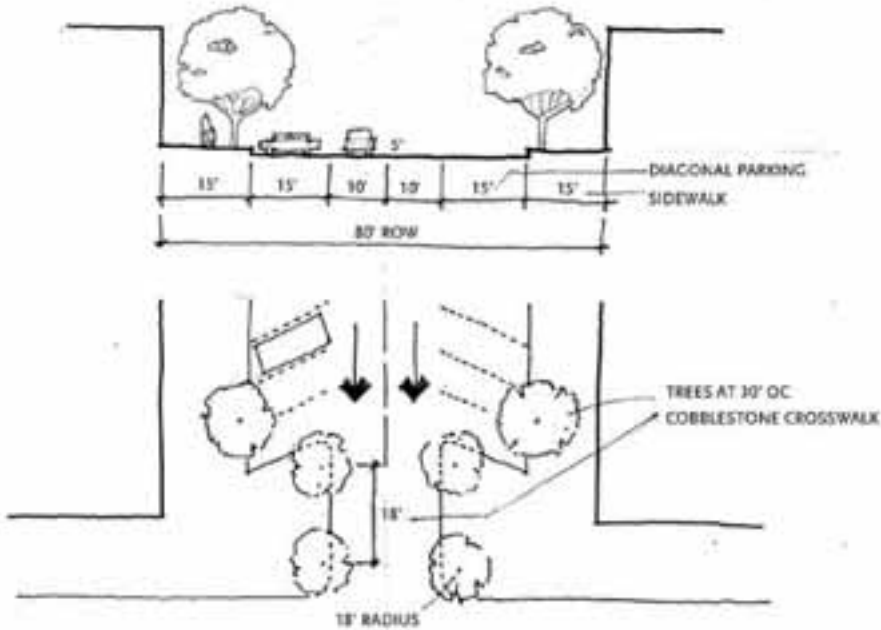
MAIN STREET



MAIN STREET



MAIN STREET



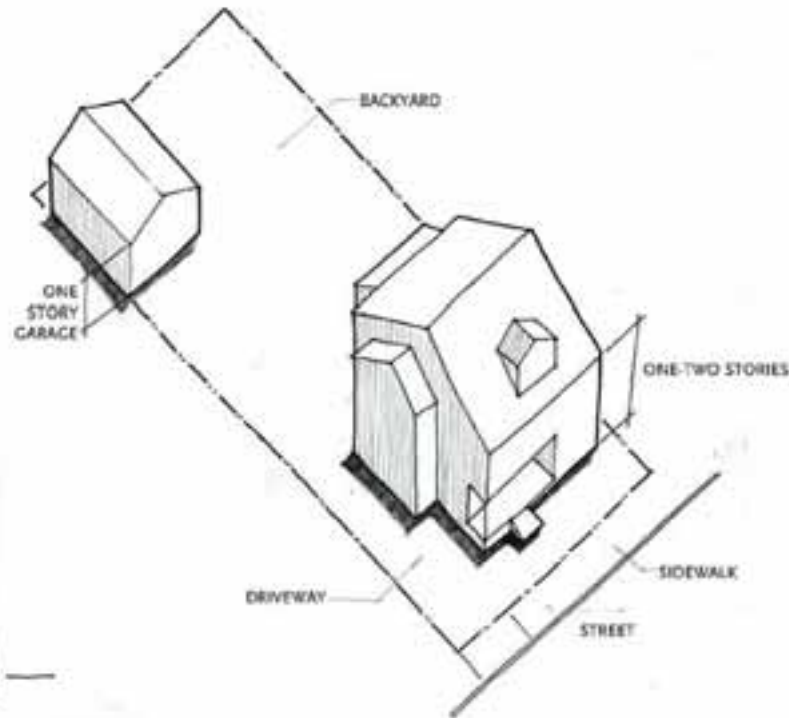
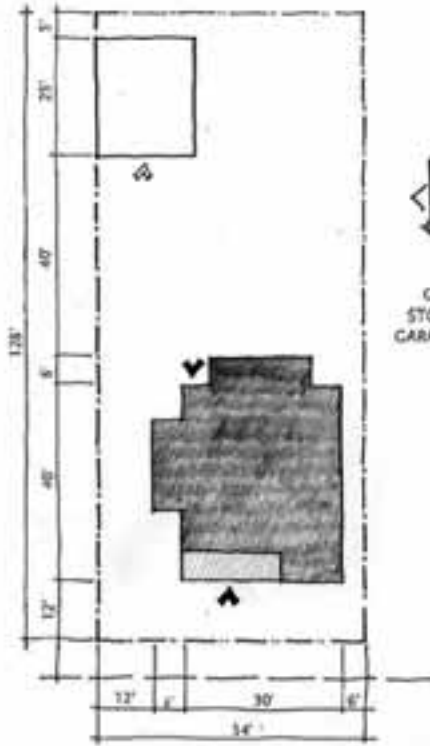
- Movement Free
- Design speed 30 mph
- Traffic 1 way, 2 lanes each
- Parking Diagonal both sides
- ROW width 80'
- Pavement width 50'
- Curb type raised
- Curb radius 18'
- Sidewalk width 15'
- Planting Trees at 30' OC
- Frontage 2 story bldgs
- Typical setback 0'

Notes: Cobble -stoned crosswalk



URBAN LOCATION

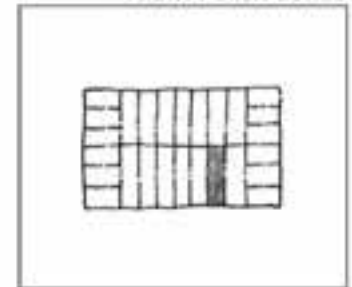
BUNGALOW : SALINAS



FRONT PORCH DETAIL



FRONT PORCH DETAIL



BLOCK LOCATION



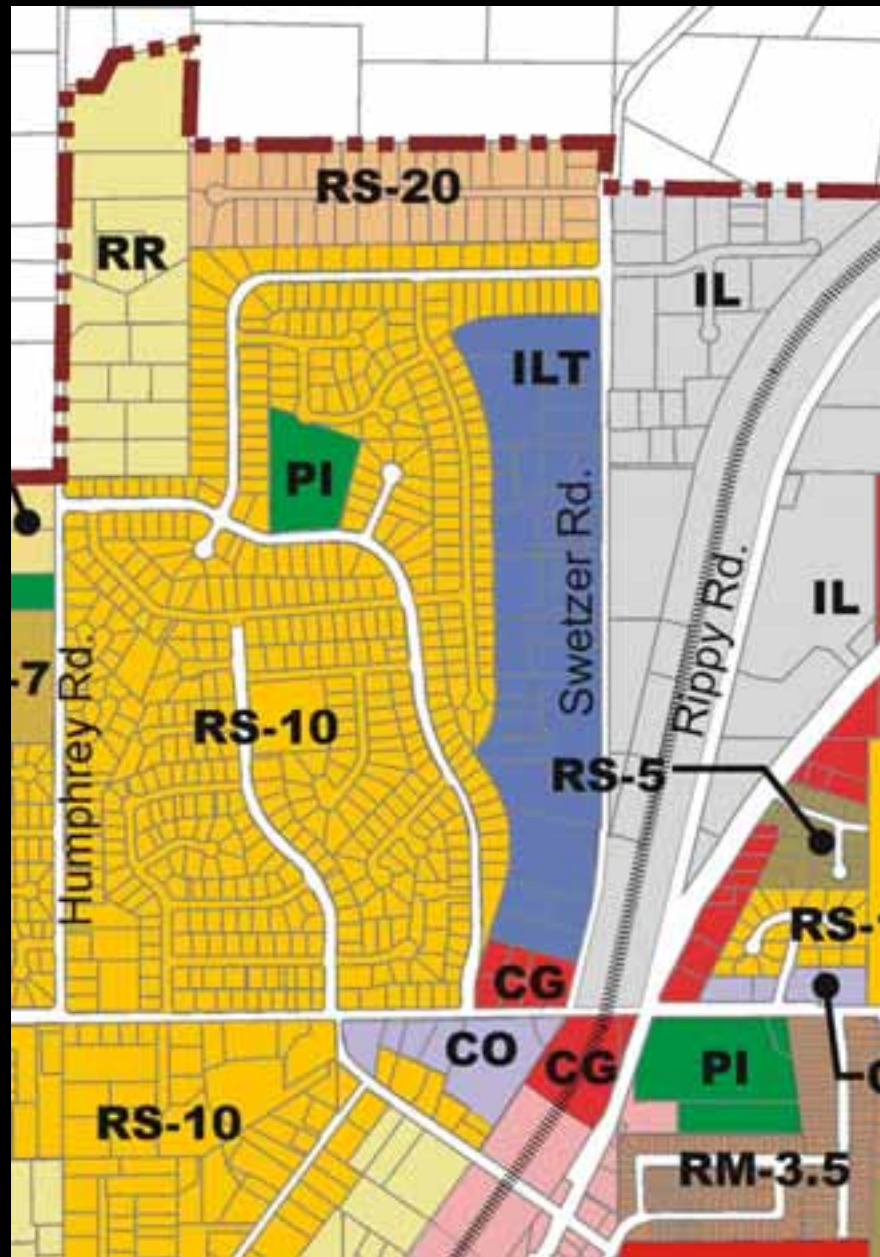
Preparing a Form-Based Code

1. Existing conditions analysis and inventory

A background map showing various zoning districts labeled with abbreviations such as RA, PI, ILT, IL, PI, RE, RS-7, RS-10, CG, RS-20, RE, CO, RR, CG, CO, King Rd., RS-10, CG, Saunders, RE, RR, CC, CG, PI, CC, CT, RS-5, RM-3.5, BP, RS-7, RS-5, RM-5, CG, RS-5, RM-5, CT, and Horseshoe Bar Rd. The map is overlaid with a semi-transparent text box containing the title and list.

Preparing a Form-Based Code

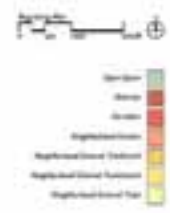
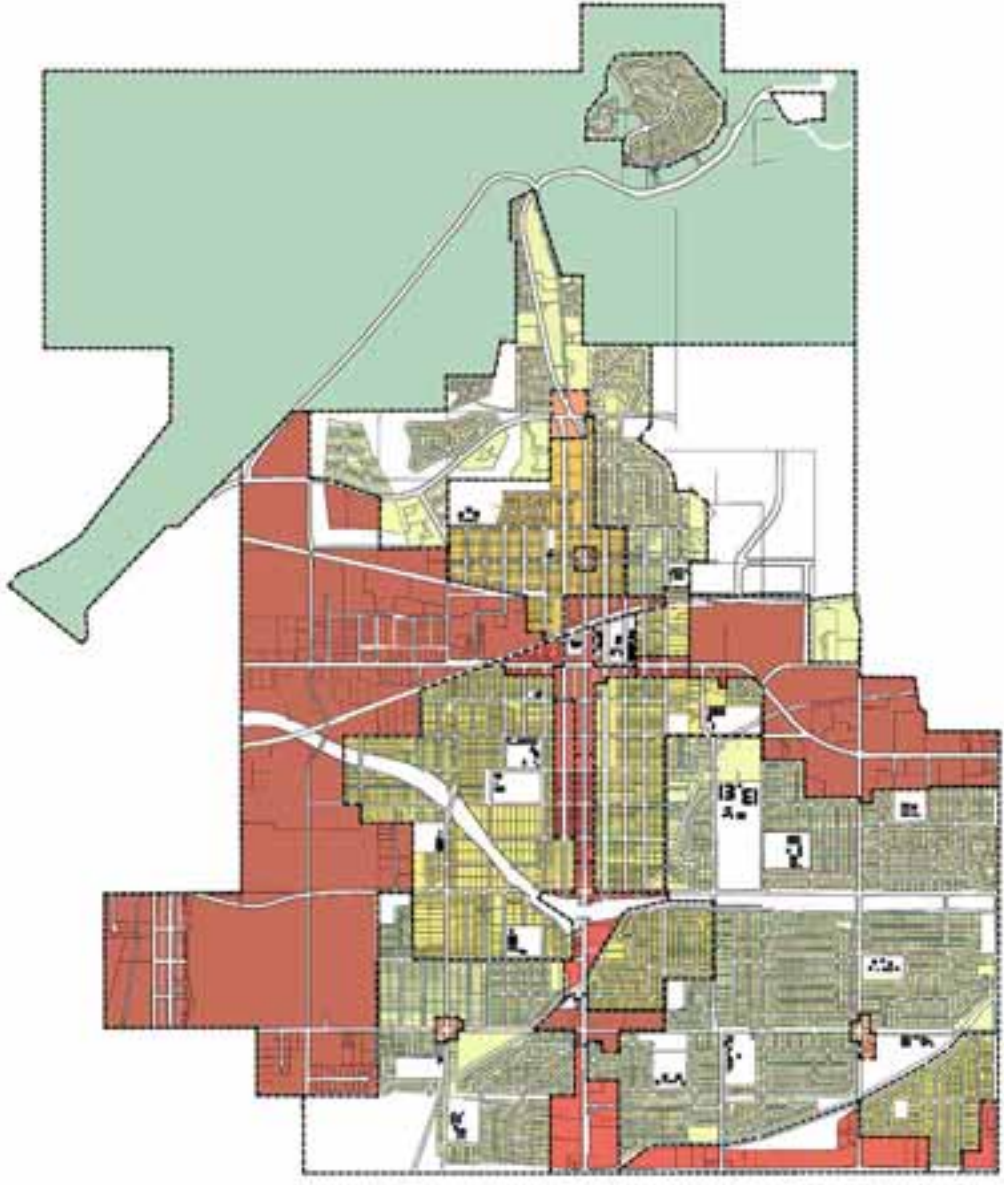
1. Existing conditions analysis and inventory
2. Determine appropriate spatial basis for regulation (zoning map/regulating plan)

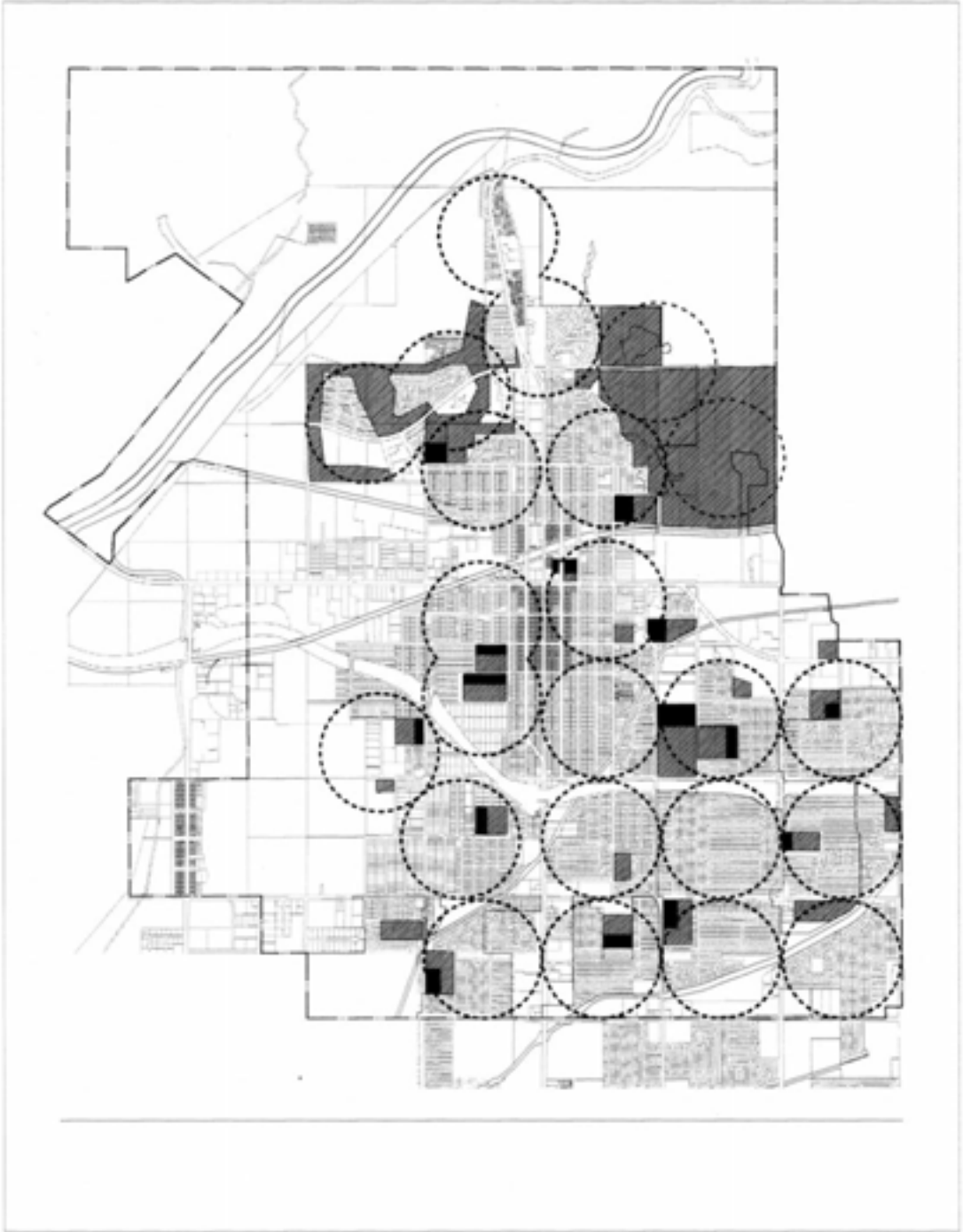


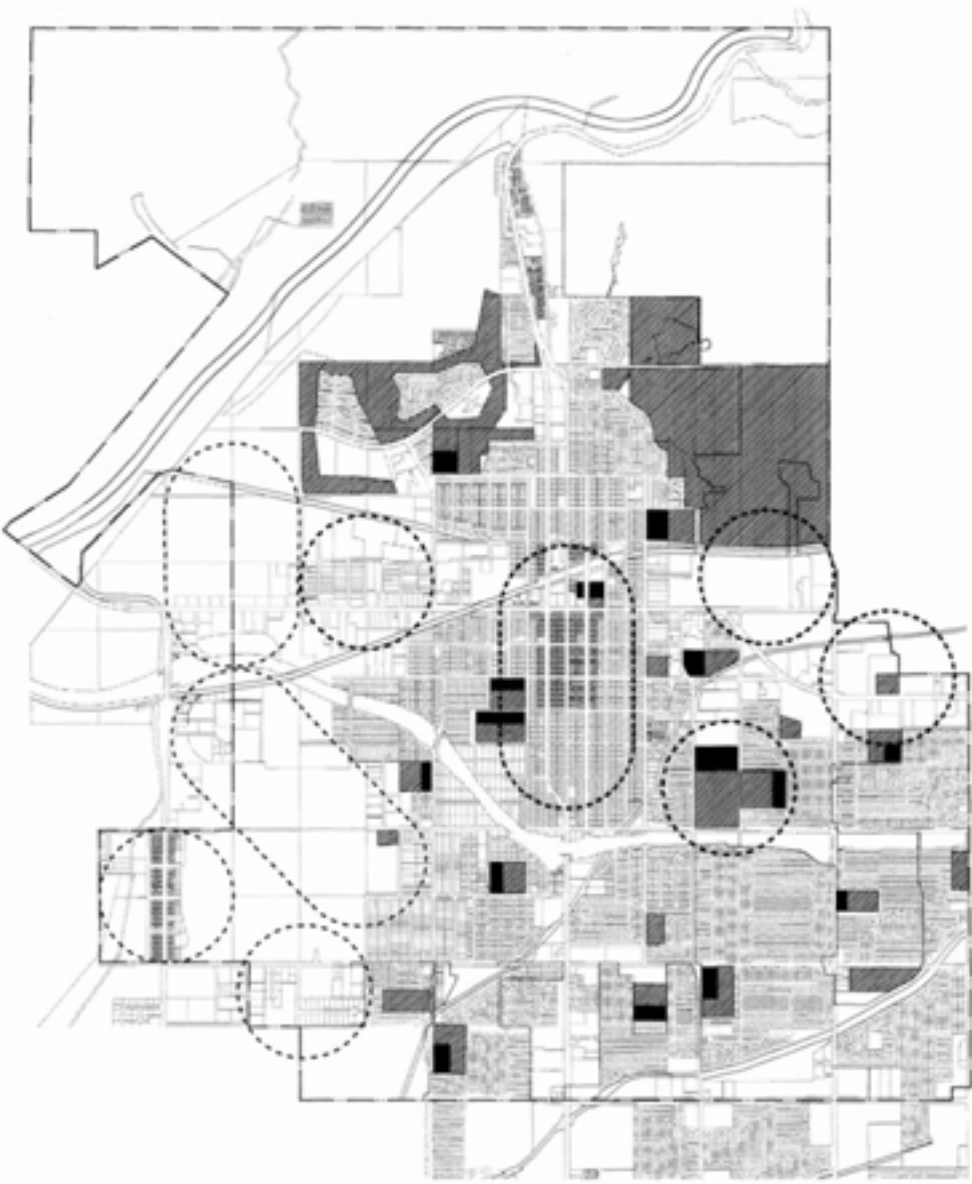


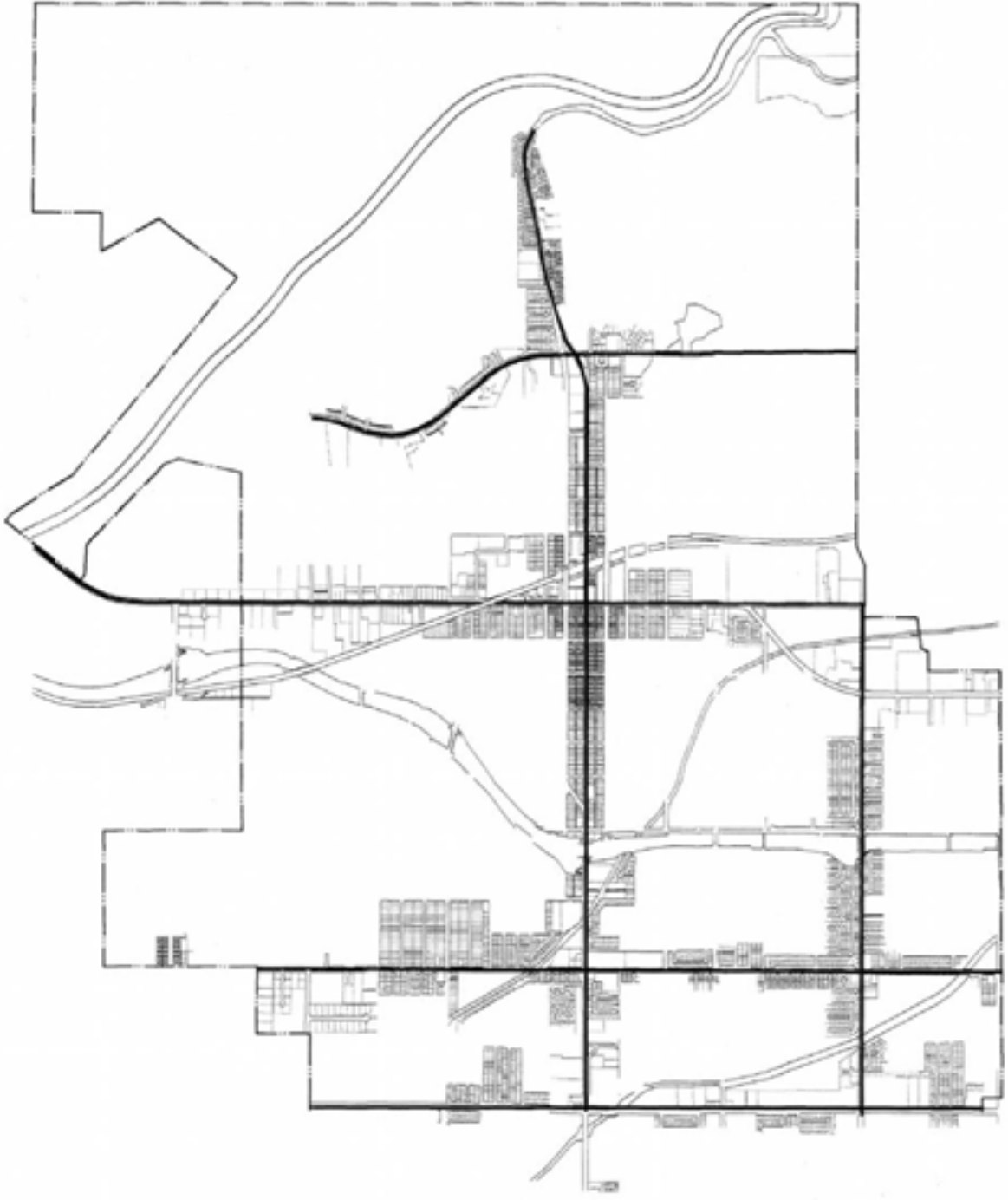
Preparing a Form-Based Code - Regulating Plan Alternatives

1. Neighborhoods, districts, corridors
2. Transect
3. Street-based regulating plan
4. Special purpose zones





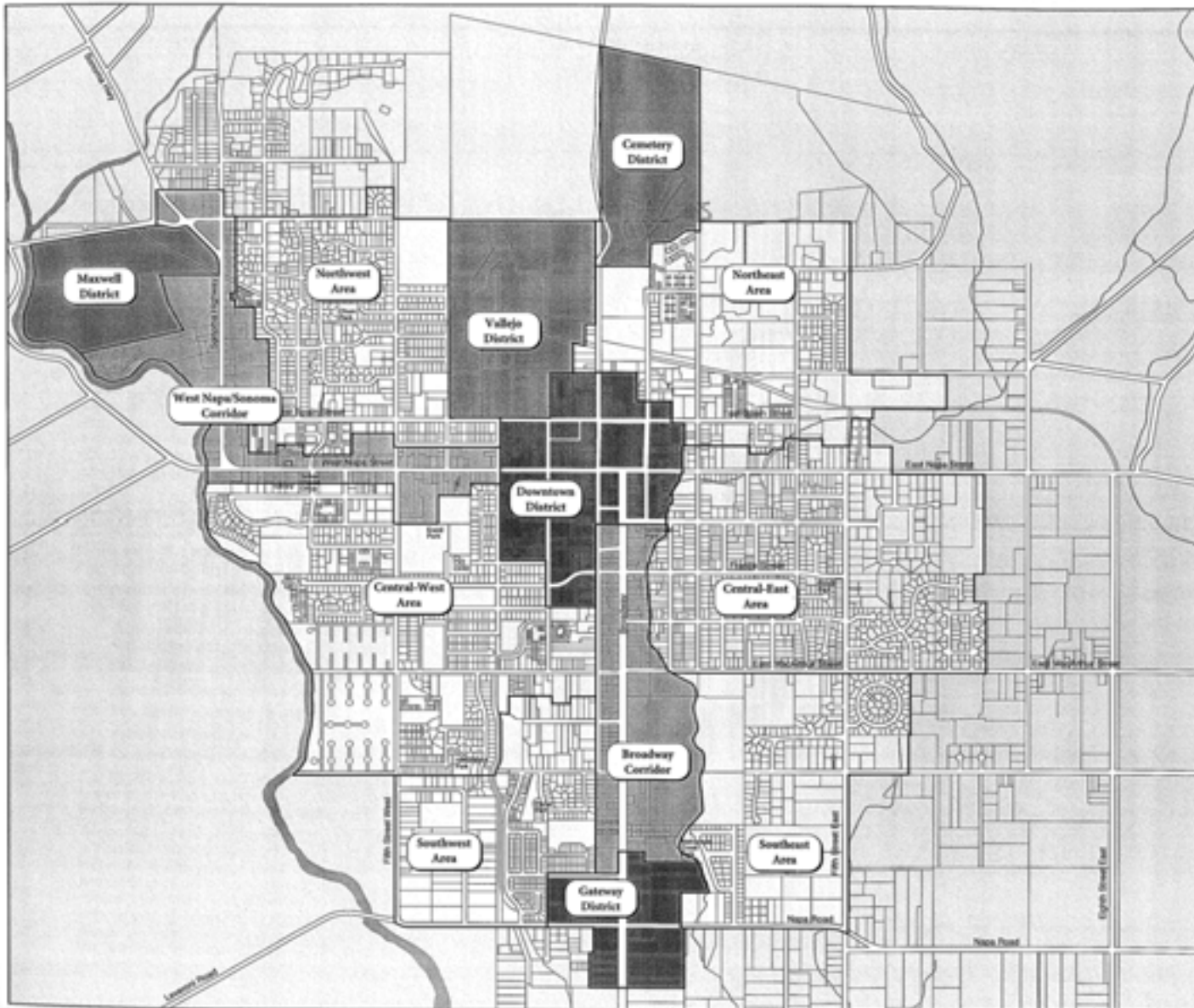




SONOMA DEVELOPMENT CODE

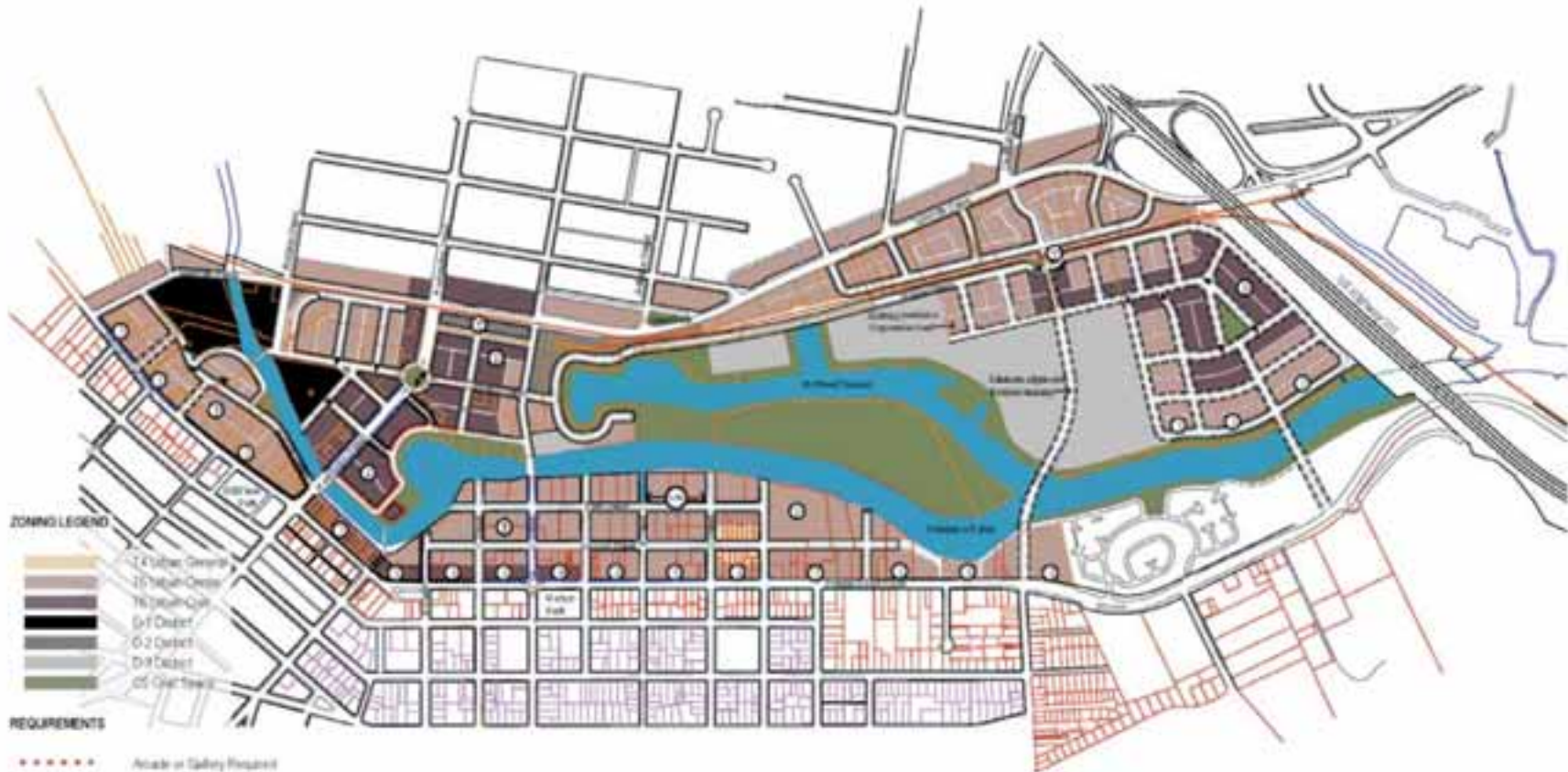
Planning Area Boundaries

-  Residential Area
-  Commercial District
-  Commercial Corridor
-  Open Space District



City of Sonoma
Planning, Building, and Public Works





ZONING LEGEND



REQUIREMENTS

- Arcade or Gallery Required
- Shopfront, Arcade, or Gallery Frontage Required
- Shopfront, Arcade, or Gallery Frontage Recommended
- Recommended, not required road location
- Recommended Front Point of Terminated Side (see Definition)
- Maximum Building Height Allowed on this road frontage
- Preferred location for Parking Structure (does not preclude other uses)
- Transit Stop
- Min. N-Required building frontage between arrows

Notes
 1. Where no maximum building height is shown, refer to Urban Standards
 2. If Zoning Map Requirements and Urban Standards Conflict, the Zoning Map prevails

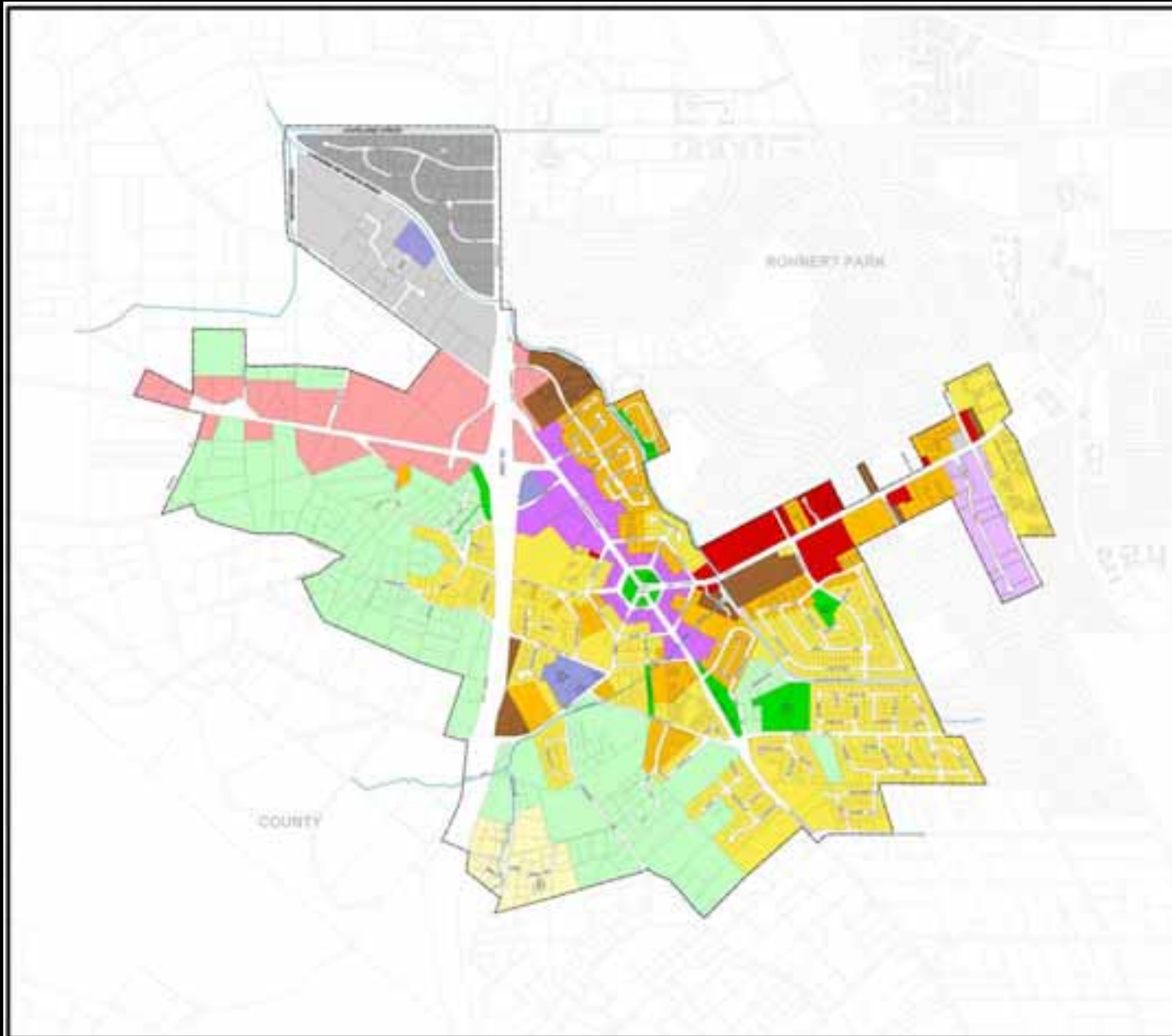
Note: Lot lines are for illustrative purposes only.





ZONING MAP

-  Creeks
-  City Limits
-  OSC - Open Space - Conservation
-  OSR - Open Space - Recreation
-  RR - Rural Residential
-  RVL - Residential Very Low Density
-  NL - Neighborhood, Low Density
-  NM - Neighborhood, Medium Density
-  NU - Neighborhood, Urban
-  CE - Commercial, East Cotati Corridor
-  CG - Commercial, Gravenstein Corridor
-  CD - Downtown Commercial
-  CI - Commercial/Industrial District
-  IG - General Industrial District
-  PF - Public Facility District
-  SPSW - Specific Plan, Santero Way





**THIS AREA TO BE UPDATED
TO MATCH PREVIOUSLY
APPROVED STREET DIMENSIONS**

Legend

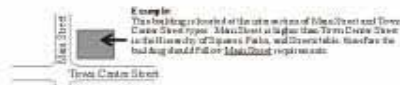
- Four Lane Avenue (p.**)
- Two Lane Avenue (p.**)
- Main Street (p.**)
- Town Center Street (p.**)
- Town Center Street B (p.**)
- Neighborhood Street (p.**)
- Neighborhood Lane (p.**)
- Two-Way Edge Drive (p.**)
- One-Way Edge Drive (p.**)

Development under this code is regulated by street type. The various street types are related to each other in a hierarchical manner. When these spaces intersect, the primary street frontage is determined by its higher order in the hierarchy. The front of a building and its main entrance must face the primary street frontage.

A. Hierarchy of Street Types:

- ↑ highest (primary)
- Four Lane Avenue
 - Two Lane Avenue
 - Main Street
 - Town Center Street
 - Town Center Street B
 - Neighborhood Street
 - Neighborhood Lane
 - Two-Way Edge Drive
 - One-Way Edge Drive
- ↓ lowest (secondary)

(Alleys are covered under General Provisions, as they are never fronted by main structures.)



This illustration depicts a district of streets and buildings suited to serve a fine-grained mix of uses. The City expects a mix of allowed uses to occur in all neighborhoods and blocks. The City will require a mix of uses within buildings along the Four Lane Avenue. The City will require neither particular uses nor a particular distribution of uses. The City will require the integration of residential and commercial uses. Uses allowed by right, by permit, or not allowed are listed in section 7 of this Code.

The City will require a variety of architectural styles along all street types. However, along the Four Lane Avenue, proposals for colonnades will be scrutinized to ensure adequate sight distance for automobile drivers.



Preparing a Form-Based Code

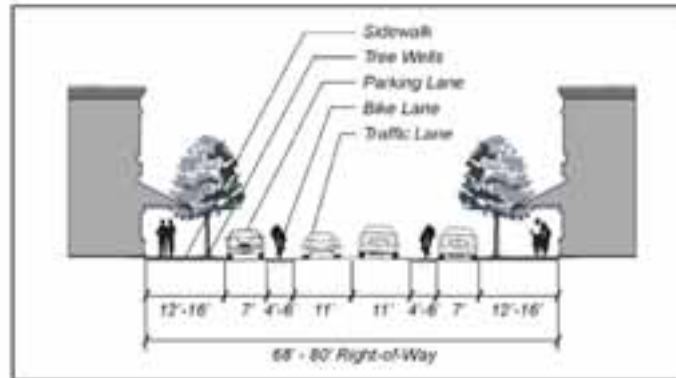
1. Existing conditions analysis and inventory
2. Determine appropriate spatial basis for regulation (zoning map/regulating plan)

A faded zoning map serves as the background for the slide. It shows a grid of streets and various zoning districts labeled with codes such as RA, PI, IL, RE, RS-7, RS-10, CG, RS-20, RR, CG, CO, King Rd., Saunders, BP, RM-3.5, RS-5, RM-5, CT, and Bankhead Rd. The map is overlaid with a semi-transparent white box containing the title and list.

Preparing a Form-Based Code

1. Existing conditions analysis and inventory
2. Determine appropriate spatial basis for regulation (zoning map/regulating plan)
3. Develop urban standards (streets, blocks, building placement, height, land uses, etc.)

F. Commercial Street. A Commercial Street provides access to, and space for commercial and mixed use buildings.



Commercial Street Design Standards

Total Commercial Street width	66 to 80 ft
Pavement width	48 ft
Traffic movement	Two-way
Traffic lane width	11 ft
Bike lane width	4 to 6 ft on each side, when bike lane required
Design speed	25 mph
Parking	On-street both sides, 7-ft width, or diagonal as required
Intersection types allowed	T, 4-way
Curb type	Raised
Curb radius	25 to 30 ft
Sidewalk width	12 to 16 ft minimum, both sides, with buffers at intersections and mid-block crossings
Planter strip width	None; tree wells in sidewalk
Landscaped median width	12 to 16 ft, required for pedestrian refuge on streets with more than 2 lanes
Landscaping	Deciduous native trees on both sides of street, at 30 ft center, in 5-foot square tree wells

TABLE 3-2 - CD ZONE STANDARDS

Development Standard	CD Zone Requirement
Build-To-Lines - Required separation of primary structure from specified property line, as shown in Figure 2-1. See Section 17.40.040 for exceptions.	
Front, street side	0 ft
Setbacks - Minimum setbacks required. See "Building Footings - Allowed encroachments" below, and Section 17.40.040 for exceptions to these requirements.	
Front	See build-to-lines
Side - Interior (each)	10 ft abutting a residential zone, none otherwise
Side - Street side	See build-to-lines
Rear	20 ft abutting a residential zone, none otherwise
Building Footings - Building footing types allowed and allowed encroachments into setbacks. Footing types are defined in Section 17.30.030. Allowed encroachments are shown in Figure 2-2.	
Allowed footing types	Gallery & arcade, shopfront & awning, balcony, doorway and lightwell, entrance, stoop
Allowed encroachments	Nose into front or street side
Site coverage - Maximum percentage of site area that may be covered by structures and pavement.	
Maximum coverage	100%
Height limit - Maximum allowable height of structures. See Section 17.40.040 for height measurement, and height limit exceptions. See Figure 2-2.	
Maximum height	35 ft

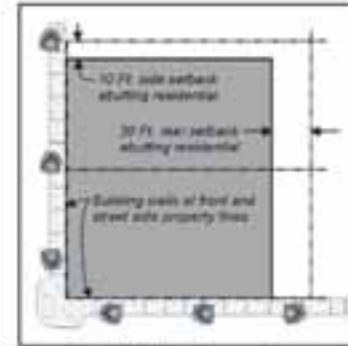


Figure 1 - Building placement

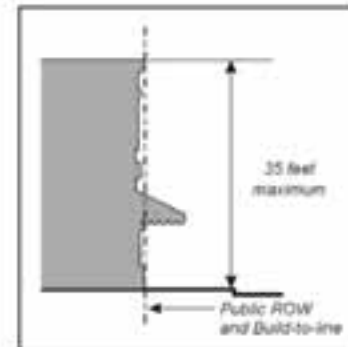


Figure 2 - Building height and profile

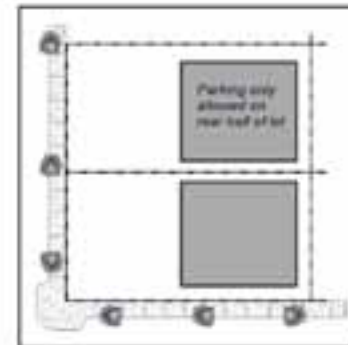


Figure 3 - Parking location

Chapter 22.42

C-1 (GENERAL SHOPPING) DISTRICTS

Sections:

- 22.42.010 Uses Permitted.
- 22.42.015 Departmental Review Uses.
- 22.42.020 Conditional Uses.
- 22.42.030 Building Site Area.
- 22.42.040 Special Requirements.


22.42.010 Uses Permitted. Uses permitted shall be as follows provided that aggregate shopping center or individual establishment floor area shall not exceed 10,000 square feet:

- (1) Bakeries;
- (2) Banks;
- (3) Barber shops;
- (4) Bars;
- (5) Beauty parlors;
- (6) Cleaners (agency only);
- (7) Cocktail lounges;
- (8) Comfort stations;
- (9) Confectionaries;
- (10) Food markets;
- (11) Hardware stores;
- (12) Laundry agencies and laundromats;
- (13) Liquor stores;
- (14) Music stores;
- (15) Notions;
- (16) Parking lots;
- (17) Public parks, playgrounds and recreation buildings;
- (18) Residences (not on ground floor);
- (19) Restaurants;
- (20) Shoe repair shops;
- (21) Small appliances and electronic sale or repair (within a building);
- (22) Variety stores;
- (23) Appliance stores;
- (24) Book stores;
- (25) Clothing stores (men and women);
- (26) Dry goods;
- (27) Department stores;
- (28) Florists;
- (29) Furniture stores (new only, entirely within a building);
- (30) Home furnishing (new only, entirely within a building);
- (31) Hobby shops;
- (32) Offices;
- (33) Jewelry shops;
- (34) Millinery, dress making and tailor shops;
- (35) Newspaper stands;
- (36) Nurseries (plant and shrub);
- (37) Nurseries (children's);
- (38) On-site signs which do not exceed the height of the building and with an aggregate area not to exceed sixty square feet;
- (39) Pet shops and supplies;
- (40) Photographers studios;
- (41) Photographic supplies;



The Trouble with Land Uses

- 19. Baths, Turkish
- 25. Boxing arena
- 28. Chinchillas, retail sales
- 41. Eleemosynary institutions
- 42. Embalming business
- 95. Physical culture institution
- 109. Potato chip manufacturing
- 127. Tombstones, retail sales
- 135. Turkish bath



Defining Land Use Types – Simplify, Consider Performance

General Retail, except

- Operating between 9 pm and 7 am
- With alcoholic beverage sales
- With drive-through facilities
- Selling used merchandise
- With floor area over 50,000 sq.ft.
- With on-site production of items sold

A background image of a zoning map showing various residential and commercial zones. The map includes street names like Barker Rd, Hunley Rd, Riddv Rd, King Rd, Bankhead Rd, and Horseshoe Bar Rd. Zoning codes such as RA, PI, IL, RE, RS-7, RS-10, CG, CO, RR, CG, RS-20, RR, CG, CO, RS-10, CC, SAUNDERS, RE, BP, RM-3.5, RS-7, RM-5, CG, RS-5, and CT are visible across the map.

Preparing a Form-Based Code

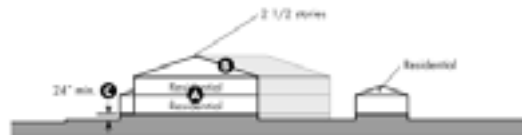
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3. Develop urban standards (streets, blocks, building placement, height, land uses, etc.)



Preparing a Form-Based Code

1. Existing conditions analysis and inventory
2. Determine appropriate spatial basis for regulation (zoning map/regulating plan)
3. Develop urban standards (streets, blocks, building placement, height, land uses, etc.)
4. Develop architectural standards (building or frontage typologies, etc.)

Type II: Neighborhood Homes



Use		
All Floors	Residential	Ⓐ
Height		
Building	2 1/2 stories	Ⓛ
Finish Floor Level, Ground Floor	24" min. above sidewalk	Ⓢ

Notes	
Home offices may not exceed 300sf without a conditional use permit.	
Employees are not allowed at home offices.	

Type II: Neighborhood Homes



Building Placement		
Build-to-Line		
Neighborhood Center	0' min. ; 8' max.	Ⓛ
Neighborhood General	8' min. ; 12' max.	Ⓛ
Neighborhood Edge	15' max.	Ⓛ
Setbacks		
Side	3' min.	Ⓛ
Side (at corner)	8' max.	Ⓛ
Rear	4'	Ⓛ
From Garage & House	8' min.	Ⓛ
Lot Width		
Minimum	36'	Ⓛ
Maximum	55'	Ⓛ
Lot Depth		
Minimum	None	Ⓛ
Maximum	120'	Ⓛ

Notes	
The design of buildings must comply with the Regulations as established by this Code.	
The minimum distance between a garage and the main building is 8'.	
On corner lots, the building must meet street facade requirements along both streets.	
Rear/Side yard must be a minimum of 15' x 30' (450 sf).	
The location of the BTL varies by Zone designation as regulated in the table to the right.	
Lot depth: 120' max.	
Lot width can range from 36' min. to 55' max.	
No more than 60 % of lots on any block shall be the same size.	



Type C
Townhouses

TYPE DESCRIPTION
Two or three townhouses with two and a half stories and double garages.

URBAN REGULATIONS

- PLACEMENT**
1 Lot width 20-40'
2 Lot depth 100'
3 Area 2000 sq ft
4 Access Through way
HEIGHT AND PROFILE
1 Height 2 stories maximum
USE
1 Residential 2-3 Bed Single Office
2 Two apartments, guest cottage, and workshop
3 Two garages



Type G
Podium

TYPE DESCRIPTION
Apartment or office building centered over a podium with one parking space per parking space.

URBAN REGULATIONS

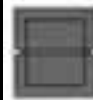
- PLACEMENT**
1 Lot width 30'
2 Lot depth 100' minimum
PLACING
1 Lot over underground parking
2 Access Through way
HEIGHT AND PROFILE
1 Height 2 stories maximum at corners
2 Maximum height at midblock
3 Block at 100 feet
USE
1 Commercial 2 Bed or more apart. housing
2 Residential 2-3 Bed apartment 2000 sq ft



g Podium Podium



g Podium Podium



Type M
Full Block

TYPE DESCRIPTION
Large four story structure surrounded by low-rise "wrapper" buildings of three stories or less on 3 sides.

URBAN REGULATIONS - WRAPPER BUILDING

- PLACEMENT**
1 Lot width 30'
2 Street frontage 80 percent minimum
3 Maximum at 30' or 30' minimum
4 Lot depth 100' to 150'
5 Building height 20' maximum at podium
6 Maximum corner shall not exceed 50 percent of total frontage
PLACING
1 Access sufficient to enter garage and/or parking garage allowed
2 Access Through way
HEIGHT AND PROFILE
1 Street frontage height 2 stories at corner
2 Street 2 story corner
3 Block at 100'
USE
1 Commercial 2 Bed or more apart. housing
2 Office use housing office with store



m Full Block Podium



m Full Block Podium

URBAN REGULATIONS - INTERIOR BUILDING

- HEIGHT AND PROFILE**
1 Height 30' maximum
2 Block at 100' maximum at podium
USE
1 Working Office 2 Bed 2 Bath Office with apartment



Type N
Half Block

TYPE DESCRIPTION
Large four story structure surrounded by low-rise "wrapper" buildings of three stories or less on 2 sides.

URBAN REGULATIONS - WRAPPER BUILDING

- PLACEMENT**
1 Lot width 30'
2 Street frontage 80 percent minimum
3 Maximum at 30' or 30' minimum
4 Lot depth 100' to 150'
5 Building height 20' maximum at podium
6 Maximum corner shall not exceed 50 percent of total frontage
PLACING
1 Access sufficient to enter garage and/or parking garage allowed
2 Access Through way
HEIGHT AND PROFILE
1 Street frontage height 2 stories at corner
2 Street 2 story corner
3 Block at 100'
USE
1 Commercial 2 Bed or more apart. housing
2 Office use housing office with store



n Half Block Podium



n Half Block Podium

URBAN REGULATIONS - INTERIOR BUILDING

- HEIGHT AND PROFILE**
1 Height 30' maximum
2 Block at 100' maximum at podium
USE
1 Working Office 2 Bed 2 Bath Office with apartment



Type P
Mid-Block with

TYPE DESCRIPTION
100' building to end on midblock lot.

URBAN REGULATIONS

- PLACEMENT**
1 Lot width 30' or 30'
2 Street frontage 80 percent minimum
3 Lot depth 100' minimum
PLACING
1 Access and enter parking at any segment of podium garage
2 Access Through way
HEIGHT AND PROFILE
1 Street frontage height 2 stories maximum
2 Street 2 story corner frontage
3 Block at 100' or 100'
USE
1 Commercial 2 Bed or more apart. housing
2 Office use housing office with store



p Mid-Block (with or without type)



Type Q
End Block with

TYPE DESCRIPTION
with building located on street corner lot.

URBAN REGULATIONS

- PLACEMENT**
1 Lot width 30' or 30'
2 Street frontage 80 percent minimum
3 Lot depth 100' minimum
4 Maximum corner shall not exceed 50 percent of total frontage
PLACING
1 Access and enter parking at any segment of podium garage
2 Access Through way
HEIGHT AND PROFILE
1 Street frontage height 2 stories maximum
2 Street 2 story corner
USE
1 Commercial 2 Bed or more apart. housing
2 Office use housing office with store



q End Block with (with or without type)

URBAN REGULATIONS

- PLACEMENT**
1 Lot width 30' or 30'
2 Street frontage 80 percent minimum
3 Lot depth 100' minimum
4 Maximum corner shall not exceed 50 percent of total frontage
PLACING
1 Access and enter parking at any segment of podium garage
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HEIGHT AND PROFILE
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USE
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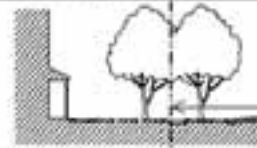


q End Block with (with or without type)

4.40 - Frontage Types

The street facing facades of each proposed building shall be designed as one of the building frontage types allowed by Section 4.10 (Urban Standards Table). Allowed frontage types shall be designed in compliance with the following standards.

Common Yard: a frontage wherein the façade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous in landscaping with adjacent yards, supporting a common rural landscape. Common Yards are suitable along higher speed thoroughfares, as the deep setback provides a buffer.



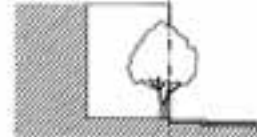
Porch and Fence: a frontage wherein the façade is set back from the frontage line with an attached porch encroaching. The porch should be within a conversational distance of the sidewalk. A fence at the frontage line maintains the demarcation of the yard. Porches shall be no less than 8 feet wide.



Terrace or Light Court: a frontage wherein the façade is set back from the frontage line by an elevated garden or terrace, or a fenced, sunken light court. This type buffers residential use from urban sidewalks, removing the private yard from public encroachment. The terrace is suitable for outdoor dining.



Forecourt: a frontage wherein a portion of the façade is close to the frontage line while a substantial portion of it is set back. The forecourt created is suitable for gardens and drop-offs. This type should be allocated sparingly in conjunction with other frontage types. Trees within the forecourts may overhang the sidewalks.



Stoop: a frontage wherein the façade is aligned close to the frontage line with the lower story elevated from the sidewalk sufficient to secure privacy for the windows. The access is usually an exterior stair and landing. This type is recommended for ground-floor residential uses.



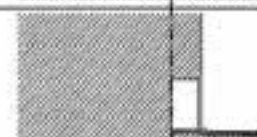
Shopfront and Awning: a frontage wherein the façade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use with a substantial glazing on the sidewalk level, and an awning placed so as to overlap the sidewalk to the maximum possible.



Gallery: a frontage wherein the façade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is appropriate for retail use. The Gallery shall be no less than 10 feet wide and overlap the whole width of the sidewalk to within 2 feet of the curb. The Gallery shall be no less than 12 feet clear in height.



Arcade: a frontage wherein the façade is above a colonnade that overlaps the sidewalk, while the sidewalk level remains at the frontage line. This type is appropriate for retail use. The arcade shall be no less than 12 feet wide and overlap the whole width of the sidewalk to within 2 feet of the curb. The arcade shall be no less than 12 feet clear in height.





Preparing a Form-Based Code

1. Existing conditions analysis and inventory
2. Determine appropriate spatial basis for regulation (zoning map/regulating plan)
3. Develop urban standards (streets, blocks, building placement, height, land uses, etc.)
4. Develop architectural standards (building or frontage typologies, etc.)

A background map showing various zoning districts such as RA, PI, IL, RE, RS-7, RS-10, CG, RS-20, RR, CG, CO, RR, CG, CO, King Rd., Saunders Ave., Bankhead Rd., Barker Rd., Hunley Rd., Riddv Rd., and CT. The map is overlaid with a grid and street names.

Preparing a Form-Based Code

1. Existing conditions analysis and inventory
2. Determine appropriate spatial basis for regulation (zoning map/regulating plan)
3. Develop urban standards (streets, blocks, building setbacks, height, land uses, etc.)
4. Develop architectural standards (building or frontage typologies, etc.)
5. Allocate and illustrate standards

B: DEVELOPMENT STANDARDS

2 : URBAN AND USE STANDARDS : NEIGHBORHOOD CENTER



The Neighborhood Center is a where many uses and activities occur for a several neighborhoods, rather than the whole town. It is usually at a central location, within walking distance of the surrounding, primarily residential, areas. Retail, office, and multifamily housing occur in this area.

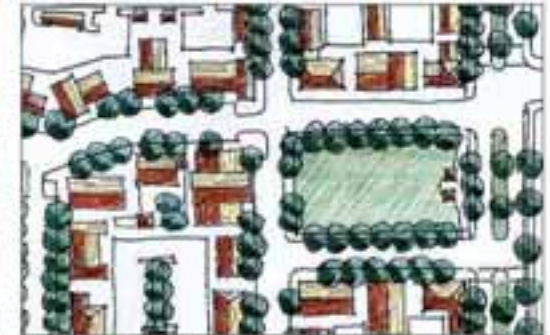
The Neighborhood Center is located adjacent to San Antonio Boulevard just west of Sprucien Boulevard. The plan requires a neighborhood green surrounded by residential, retail, office, and civic buildings that are a minimum of two stories high and are located up to the property line at the sidewalk to create an enclosed public space.

Parking is provided for predominantly on the street, around the green as well as behind the main buildings, accessed through alleyways. The landscape of the neighborhood green is somewhat formal: trees aligned at the edges, grass in the middle, simple pathways, with a small pavilion on axis to the main civic use at the north.

The perspective shows these characteristics with a sense of appropriate materials - stucco on the lower floors, board and batten or lap siding above, a mix of hip and gable roofs, and a variety of balconies, awnings and awnings to shade the sidewalk.



NEIGHBORHOOD CENTER SQUARE AND STREETSCAPE



NEIGHBORHOOD CENTER PLAN AT SQUARE

USES and ARCHITECTURAL TYPES	BUILDING PLACEMENT	BUILDING FRONTAGE	PARKING PLACEMENT	BUILDING HEIGHT and PROFILE
<p>PERMITTED PERMITTED USES</p> <ul style="list-style-type: none"> Civic Multi-Family Residential Office Personal Services Retail Single Family Residential Townhomes Temporary Office <p>ARCHITECTURAL TYPES ALLOWED AND REQUIRED PERCENTAGE MAX *</p> <ul style="list-style-type: none"> Fire Buildings (25% min - 50% max) Courtyard Apartments (20% min - 25% max) Townhomes (20% min - 25% max) Adapted Live Homes (20% min - 25% max) Cottages (20% min - 25% max) 	<p>SETBACKS Buildings shall be placed within the shaded area as shown in the same diagram.</p> <p>Front Setback: 0' min - 5' max for 25% of building facade Side Street Setback: 0' min - 10' max Rear Setback: 0' min - 10' max Rear Setback: 5' min</p> <p>Interior side setback may be allowed for lots less than 35' wide</p>	<p>ENCROACHMENTS ALLOWED: Awnings, Awnings, Balconies may encroach on the public ROW as shown in the shaded area (min 2' wide, 2' high clear walkway between building face and enclosure/post and min 2' between curb face and awning/post)</p> <p>FRONTAGE TYPES ALLOWED: Cafery & Arcade, Shopfront & Awning, Bakery, Shop, Furniture, Deepend / Lightroom, Porch (height for fence and walls: max 42" - min 24")</p>	<p>PARKING REQUIREMENTS On-site parking is allowed only in the shaded area as shown. Vehicular access is permitted only from the city or side streets. A maximum of 4 cars is allowed in front of Fire Buildings and Courtyard Apartments, with access from the street.</p> <p>1 space per 300 sq ft of retail or office (located on-site or on street, directly in front or to the side of the lot, or in shared parking facility within block) 1 covered on-site space per residential unit, plus 1 space located on-site or on street, for each additional bedroom per unit over 1 bedroom.</p>	<p>MAXIMUM HEIGHT AND PROFILE</p> <p>HEIGHT Building height shall be measured in number of stories, above a maximum 2' raised first floor. Balconied attics with dormers and gable end windows shall not be counted as a story.</p> <p>Minimum: 2 stories Maximum: 4 stories</p>
<p>* Percentage mix shall be calculated by net developable acres per zone. Zones on each side of Sprucien Road shall be calculated separately.</p>	<p>KEY PLAN - NO DOUBLE</p>			

2. Two Lane Avenue

A wide median and plentiful street trees make the Two Lane Avenue a quiet address especially well suited to residential and office uses.

A. Building Placement:

Build-to-line location: 0 to 10ft. from
(Typical) R.O.W. line

Space Between
Buildings: 20 ft. maximum

B. Building Volume:

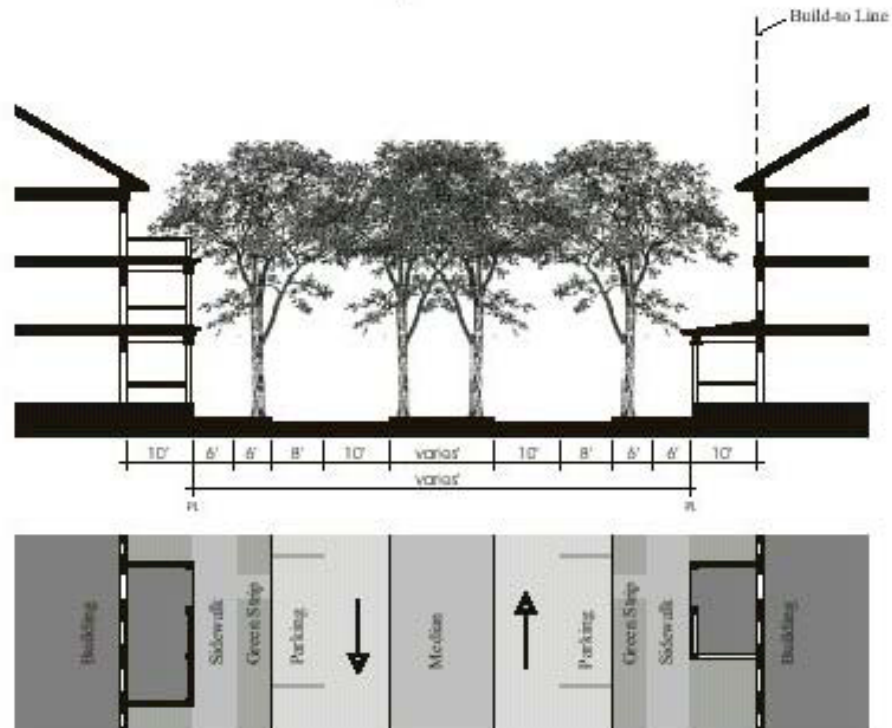
Bldg. Width: 16 ft. minimum
160 ft. maximum

Bldg. Depth: 125 ft. maximum

Bldg. Height: 2 stories minimum
4 stories maximum
55 ft. Maximum
The 1st floor shall be a
minimum of twelve (12)
feet in height

C. Notes:

1. Appurtenances may extend beyond the height limit.
2. All permitted uses are allowed on all floors.
3. Tree spacing shall be optimized for the species used, in consultation with the City Arborist.
4. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.



DRAFT

19 March, 2001



Reality Check Issues

- General Plan in the way

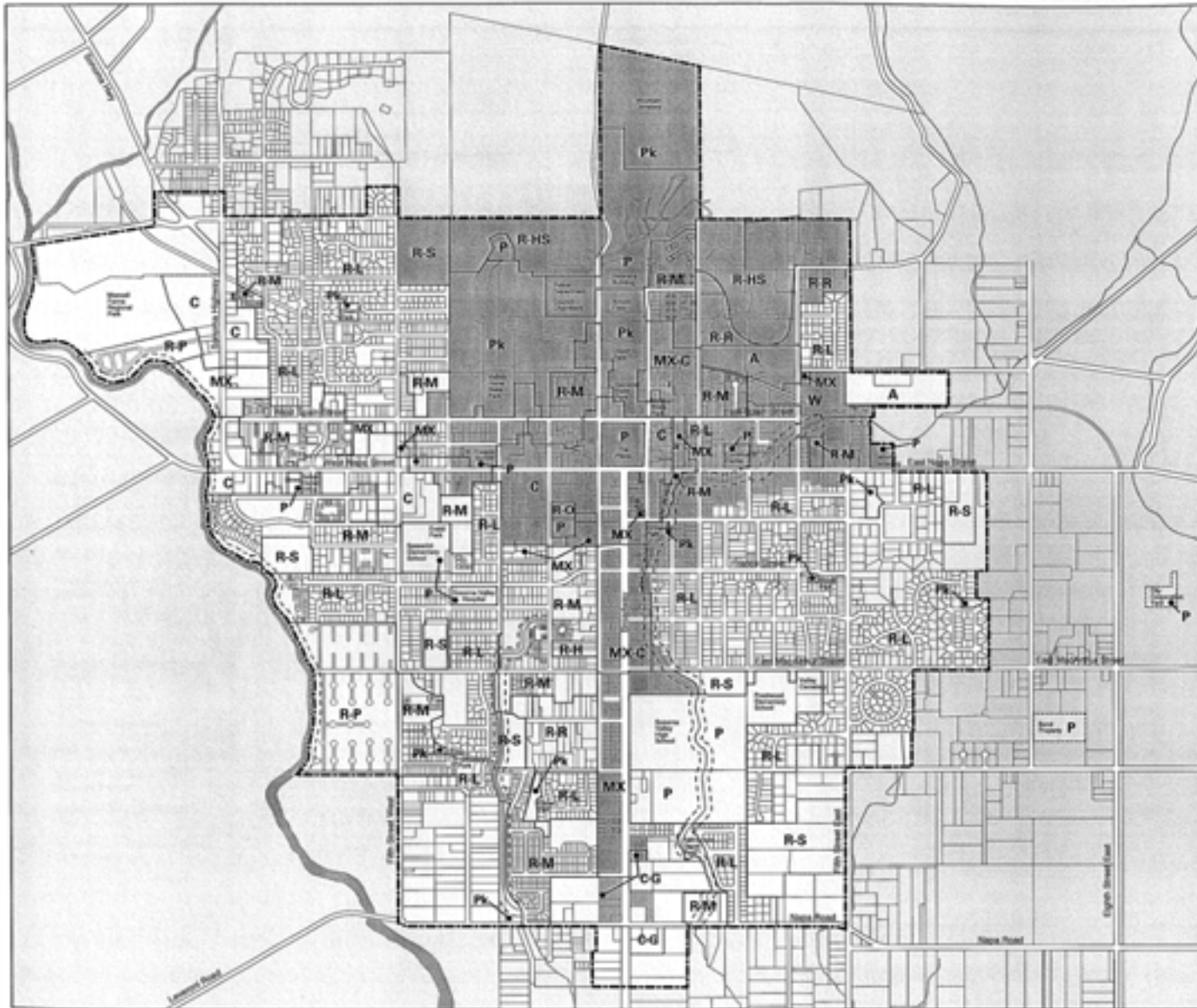
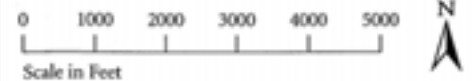
SONOMA DEVELOPMENT CODE

Zoning Map

- R-HS Hillside Residential (1 D.U./10 acres, maximum)
- R-R Rural Residential (2 D.U./acre, maximum)
- R-L Low Density Residential (2-5 D.U./acre)
- R-S Sonoma Residential (3-8 D.U./acre)
- R-M Medium Density Residential (6-10 D.U./acre)
- R-H High Density (9-15 D.U./acre)
- R-O Housing Opportunity (15-25 D.U./acre)
- R-P Mobile Home Park (7 D.U./acre, maximum)
- MX Mixed Use (20 D.U./acre, maximum)
- MX-C Mixed Use-Conservation (12 D.U./acre, maximum)
- C Commercial (25 D.U./acre, maximum)
- C-G Commercial-Gateway (25 D.U./acre, maximum)
- W Wine Production
- Pk Park
- P Public Facility
- A Agriculture
- Creek Setback Overlay
- █ Historic Overlay
- City Limit
- Sphere of Influence



Note: Pursuant to State law, residential density bonuses of up to 25% of maximum base density are possible in all commercial and residential land use designations for certain types of affordable housing development.

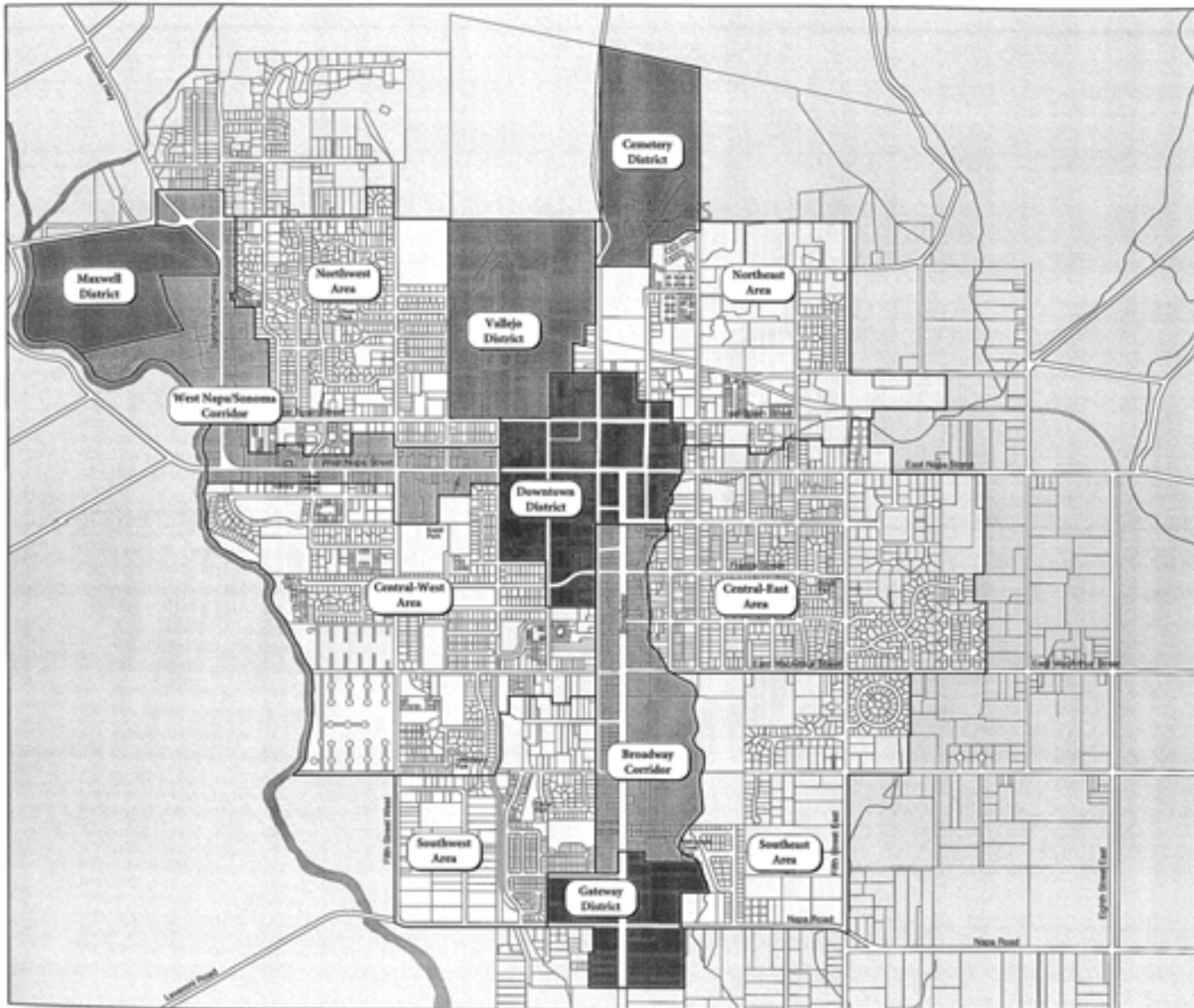
City of Sonoma
Planning, Building, and Public Works



SONOMA DEVELOPMENT CODE

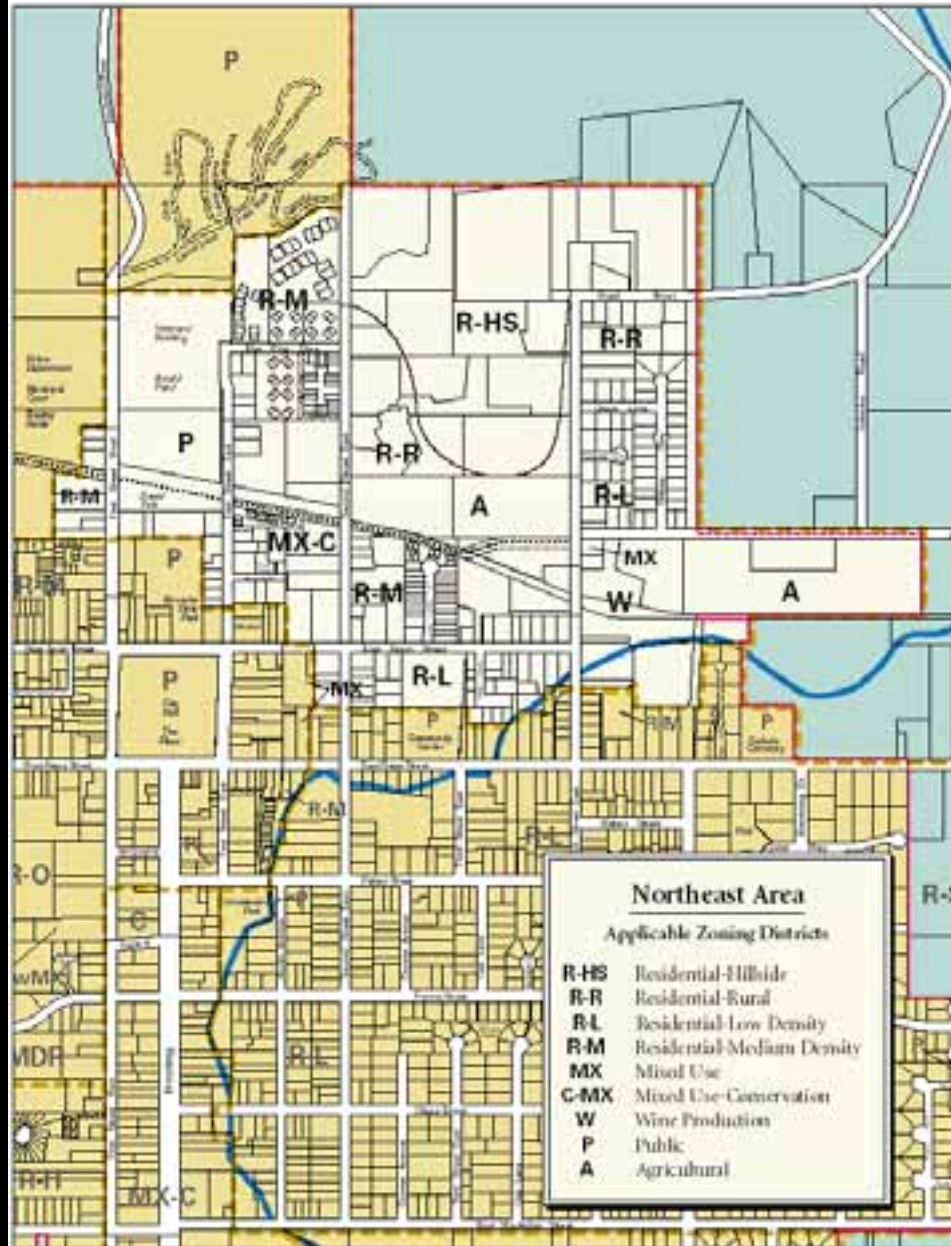
Planning Area Boundaries

-  Residential Area
-  Commercial District
-  Commercial Corridor
-  Open Space District



City of Sonoma
Planning, Building, and Public Works







Reality Check Issues

- General Plan in the way



Reality Check Issues

- General Plan in the way
- The Code is only part of a system



Local Development Management System

- Policies
- Regulations
- Staff
- Decision-makers
- Public



Reality Check Issues

- General Plan in the way
- The Code is only one part of a system



Reality Check Issues

- General Plan in the way
- The Code is only one part of a system
- A culture of public scrutiny



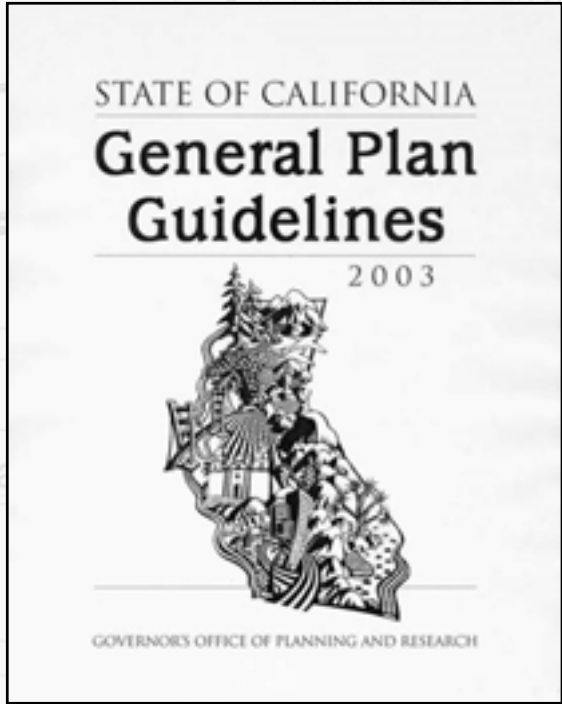
Reality Check Issues

- General Plan in the way
- The Code is only one part of a system
- A culture of public scrutiny
- Cost



Reality Check Issues

- General Plan in the way
- The Code is only one part of a system
- A culture of public scrutiny
- Cost
- The City Attorney



Form-Based Codes

Conventional zoning divides municipalities into a series of mapped districts (zones), and then assigns a permitted use(s) to each zone. Critics of conventional zoning point out that it ignores the importance of design. One alternative to conventional zoning is known as the form-based code. Compared with traditional zoning, a form-based code doesn't focus on specific uses. Instead, you start with a question—what does the community want to look like—and then work back from there.

Physical patterns—the design of buildings, streetscapes, and civic infrastructure are the central issue. Form-based codes control only the most important physical attributes of a group of buildings. This often includes their alignment on a street, the disposition of space between them, and their overall height. Typically, such controls are not expressed as absolutes, but rather as ranges of acceptable values. Form-based codes are more visual in nature and are thus more understandable to the community than complicated zoning regulations.

The emphasis on design supports mixed-use development and allows uses to evolve as the market changes. One can study older towns and find that in their development over time, land use regulation was secondary to form. The mix of uses has responded to market forces and buildings have changed their uses any number of times since they were built.

A form-based code is a useful implementation measure for achieving certain general plan goals, such as walkable neighborhoods and mixed-use and transit-oriented development. As of this writing, no local government in California has entirely replaced its conventional zoning ordinance with a form-based code. However, form-based codes have been used in selected planning areas.

150 General Plan Guidelines

“A form-based code is a useful implementation measure for achieving certain general plan goals, such as walkable neighborhoods and mixed-use and transit-oriented development.”



CITY OF ATLANTA



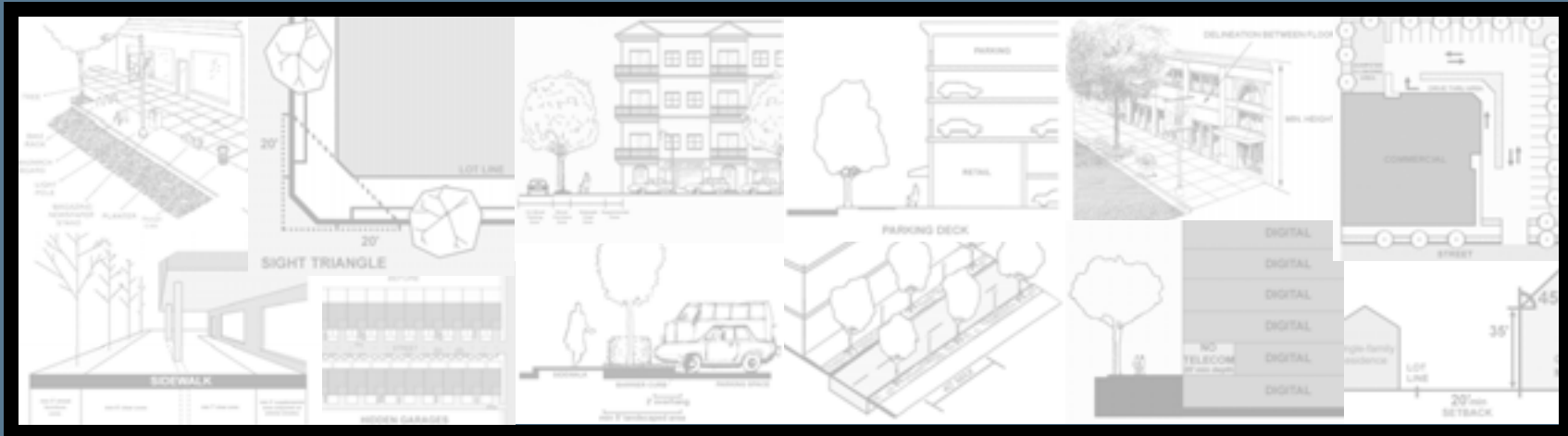
Programs & Initiatives

<http://www.atlantaga.gov/Government/Planning.aspx>

City of Atlanta Presentation Overview:

- New Quality of Life Zoning Codes (smart growth codes)
- Implementation
 - Neighborhood and Corridor Studies
 - Livable Centers Initiative (LCI) program
 - Rezoning
- Challenges

City of Atlanta New Quality of Life Design Policies



Nighborhood
Commercial



Live-Work



Mixed Residential-
Commercial



Multi-Family
Residential



New SPIs

City of Atlanta New Quality of Life Zoning Codes

NEIGHBORHOOD COMMERCIAL (NC)



The purpose of the district is to restore, conserve and protect traditional neighborhood commercial districts at a scale and character which is in keeping with the surrounding neighborhoods, provide neighborhood oriented shops and services, and emphasize pedestrian convenience.

- *Sizes and types of uses are limited*
- *District size is limited to a maximum diameter of ½ mile and includes all contiguous commercial properties*

LIVE WORK (LW)



The purpose of this district is to support the rehabilitation or development of underutilized industrial and rail corridor areas adjacent to residential neighborhoods by allowing a mixture of uses at a scale and character which is appropriate for creating a live work environment.

This district would:

- Provide neighborhood-oriented shops and services*
- Enhance environmental and recreational amenities through greenspace and landscaped buffers*
- Provide pedestrian and bike connections to adjacent neighborhood parks*

MIXED RESIDENTIAL COMMERCIAL (MRC)



The purpose of the district is to provide an appropriate mix of residential with commercial uses along major corridors and ensure a pedestrian-oriented built environment.

- *MRC-1 allows low-density mixed-use*
- *MRC-2 allows medium density mixed-use*
- *MRC-3 allows higher density mixed-use*

MULTI-FAMILY RESIDENTIAL (MR)



The purpose of the district is to provide residential development with appropriate residentially oriented, street-level commercial uses and encourage an urban pedestrian environment.

- Commercial uses limited by size, type and location.*
- Residential units are oriented towards the street.*
- Adequate open spaces are provided for residents.*



Midtown SPI-16 District

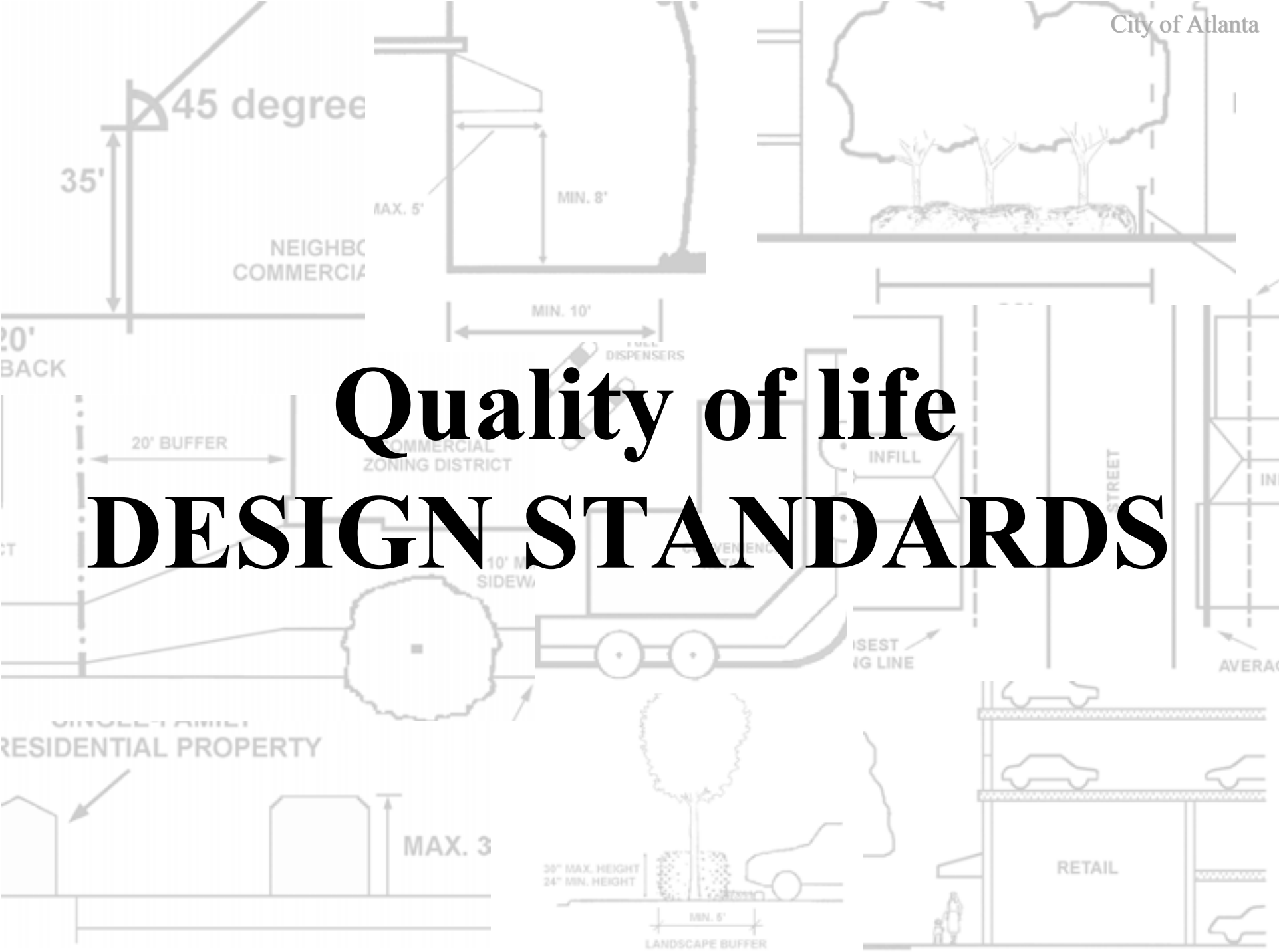
Special Public Interest Districts (SPIs)

SPI Districts are zoning classifications used in certain areas of the city where regulations are tailored specifically to address the needs of a particular area. SPI District guidelines are generally more restrictive but also allow for greater flexibility.

These districts function to address special public interests to maximize a public investment made in an area. These may include:

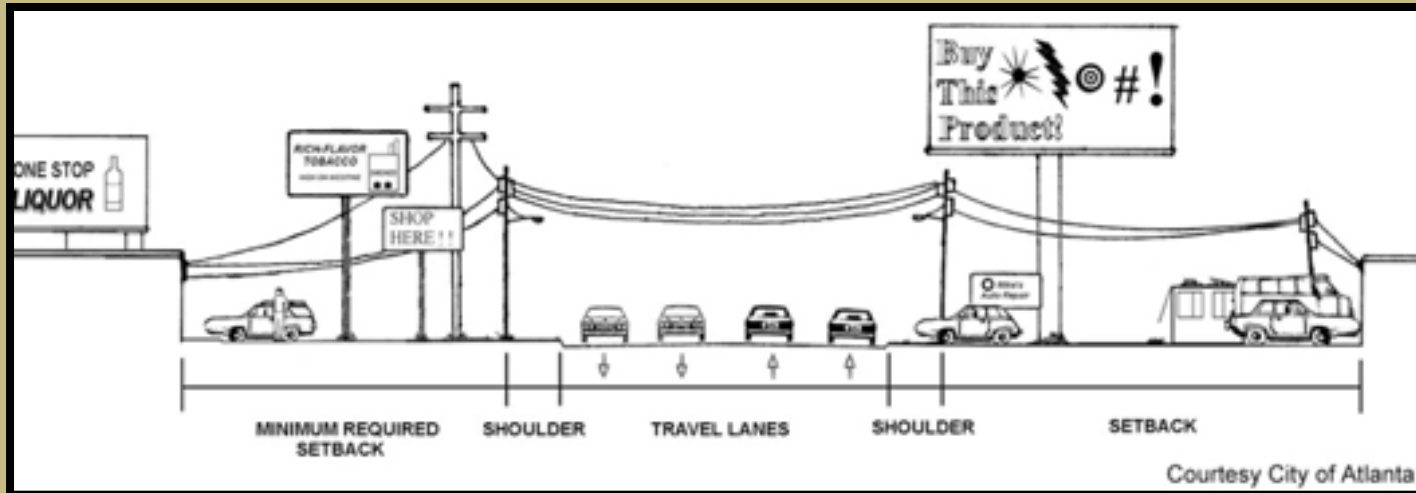
- *MARTA transit stations, to increase ridership*
- *Public parks (i.e. Centennial Park, Piedmont Park)*
- *Areas of historic significance*
- *Other areas of special public interest*

The City of Atlanta currently has 20 SPI zoning districts.

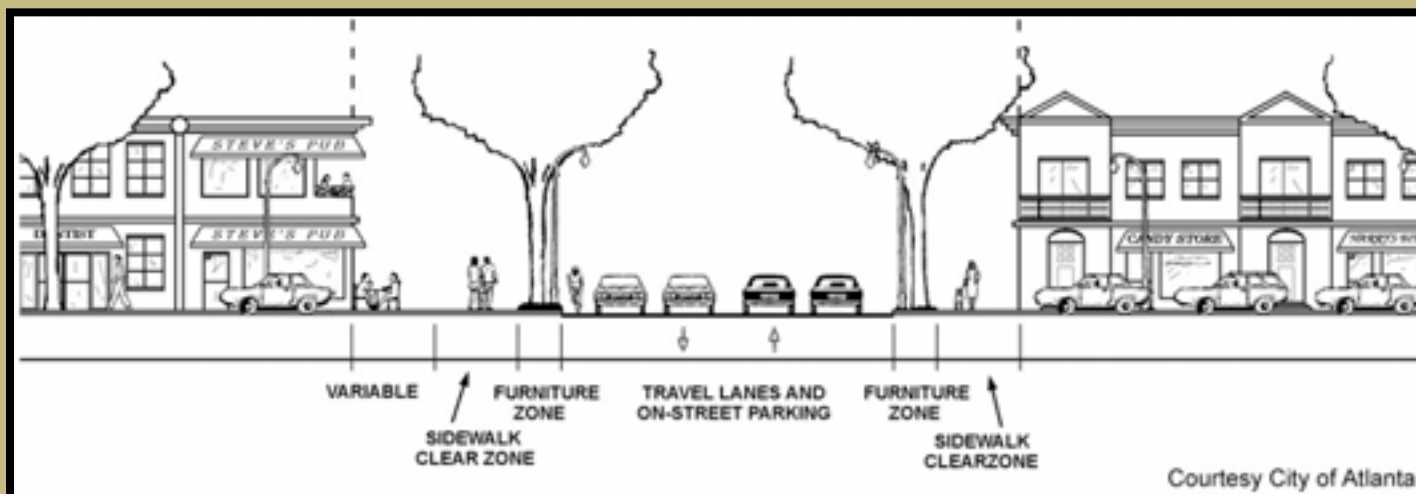


Quality of life DESIGN STANDARDS

Existing Typical Streetscape



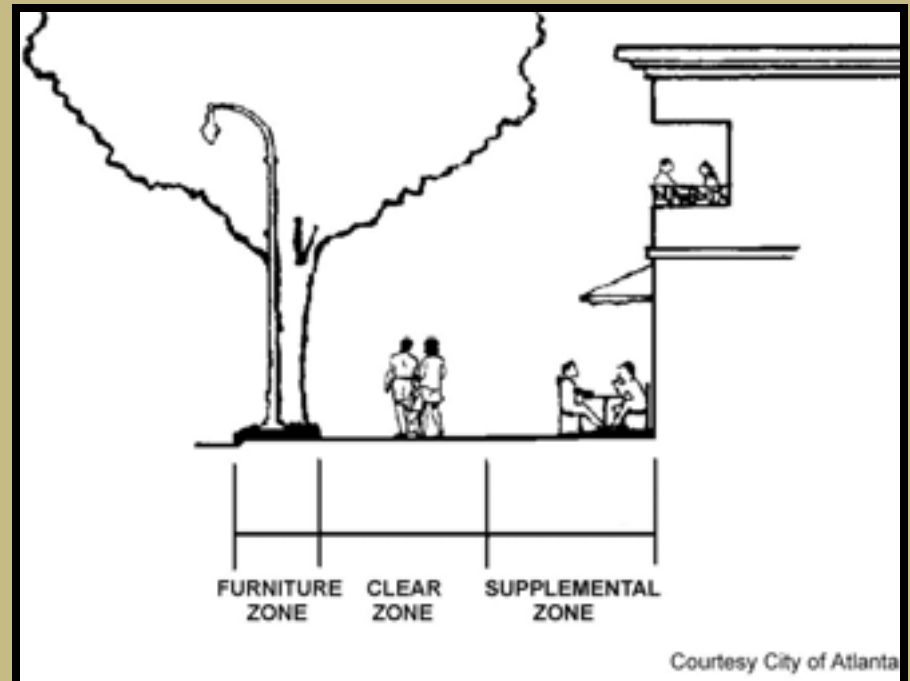
Proposed Streetscape



SIDEWALKS

Sidewalks are required along all streets and shall consist of:

- *street furniture & tree planting zone*
- *clear zone*
- *supplemental zone*



Building Entrances & Fenestration

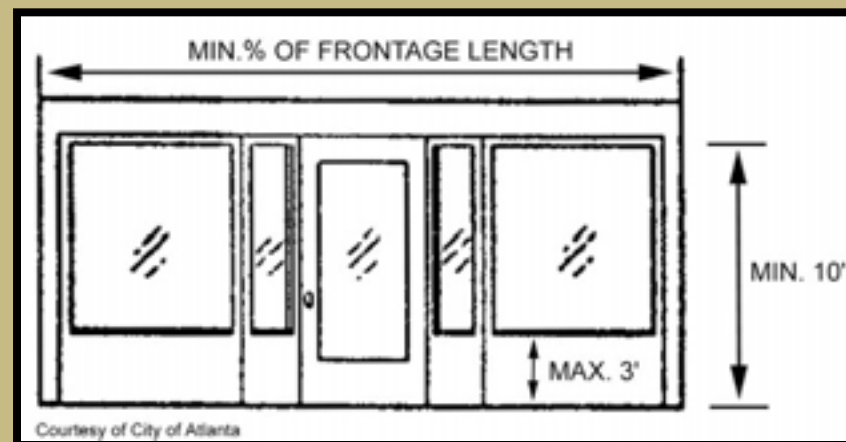


Entrances

- Face and be visible from the street
- Open onto & directly accessible from the public sidewalk, supplemental zone or plaza
- Provide individual entrances when there are more than 4 ground floor residential units
- Unlocked during hours of operation for commercial uses

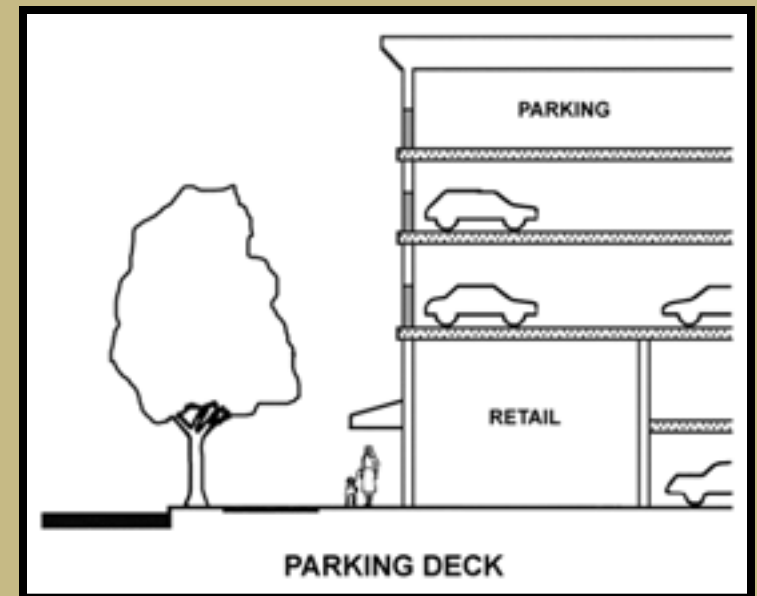
Fenestration (windows)

- A minimum % of clear glass windows for nonresidential uses is required at the street-level, street facing building façade

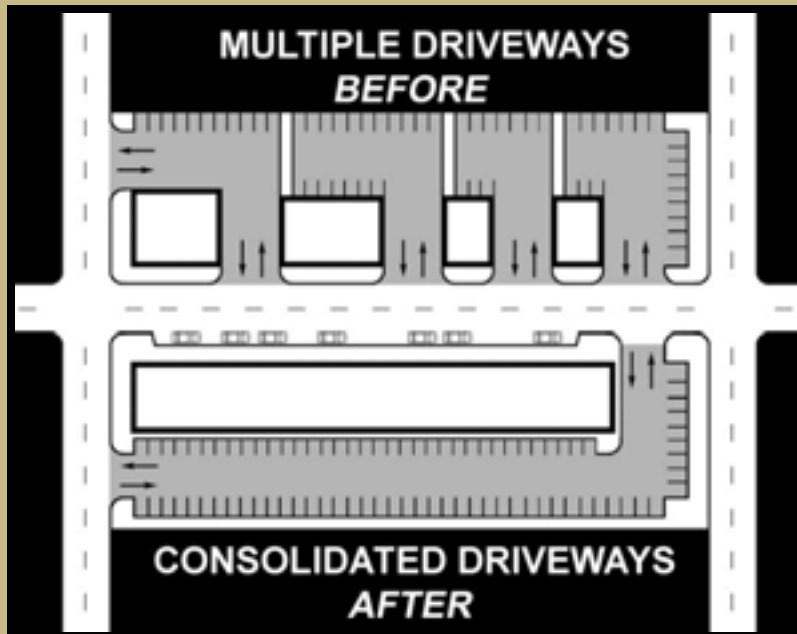


PARKING DECKS

- *Provide continuous street-fronting ground-level commercial, office or residential uses*
- *Designed to conceal automobiles from visibility*
- *Have the appearance of a horizontal storied building*

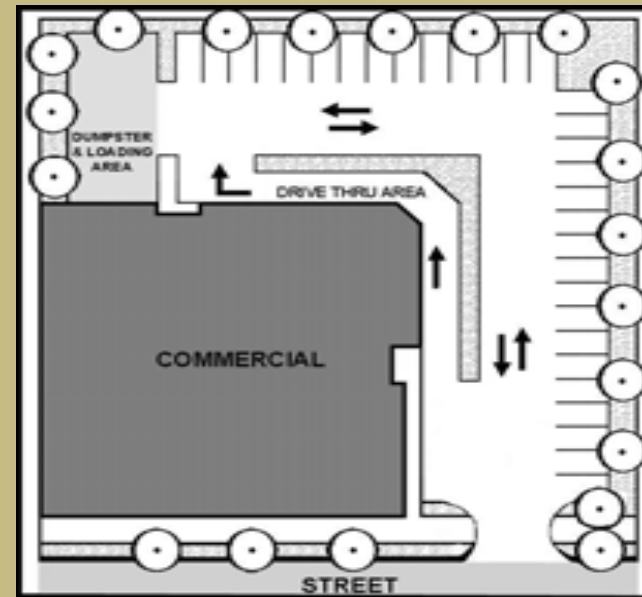


Driveway Consolidation & Drive-through Services



Driveway Consolidation

- A common or joint driveway is permitted
- Driveway widths are 24 feet for two-way & 12 feet for one-way access
- Limitations on the # of driveways per development
- Pedestrian walkways connecting parking lot to the public sidewalk



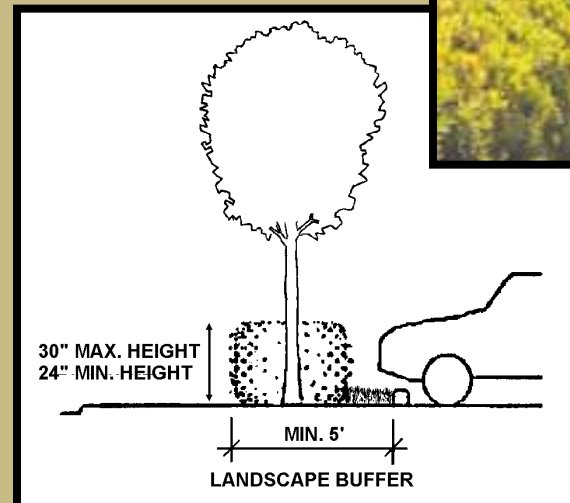
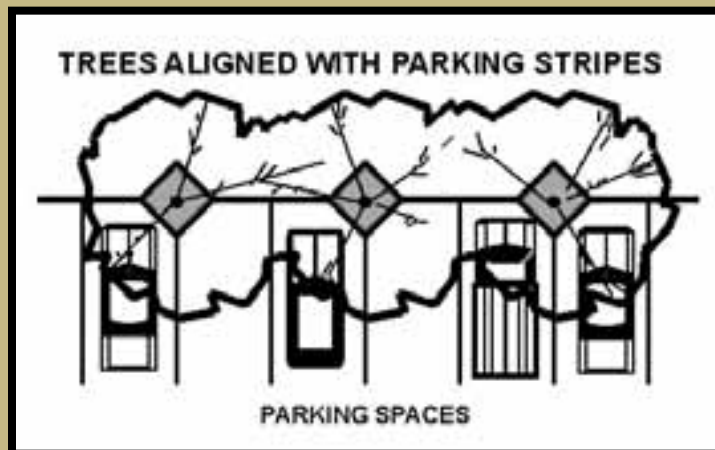
Drive-through Services*

Drive-through services, windows and facilities are not permitted between any building and the street or sidewalk

*Drive-through services are not permitted in all districts

LANDSCAPE BUFFER

- *Parking areas have a continuous landscape buffer planted with trees*
- *One tree planted per 8 parking spaces*
- *Shrubs have a minimum mature height of 24 inches and a maximum height of 30 inches*
- *Trees shall be planted in line with the side stripes between parking spaces*



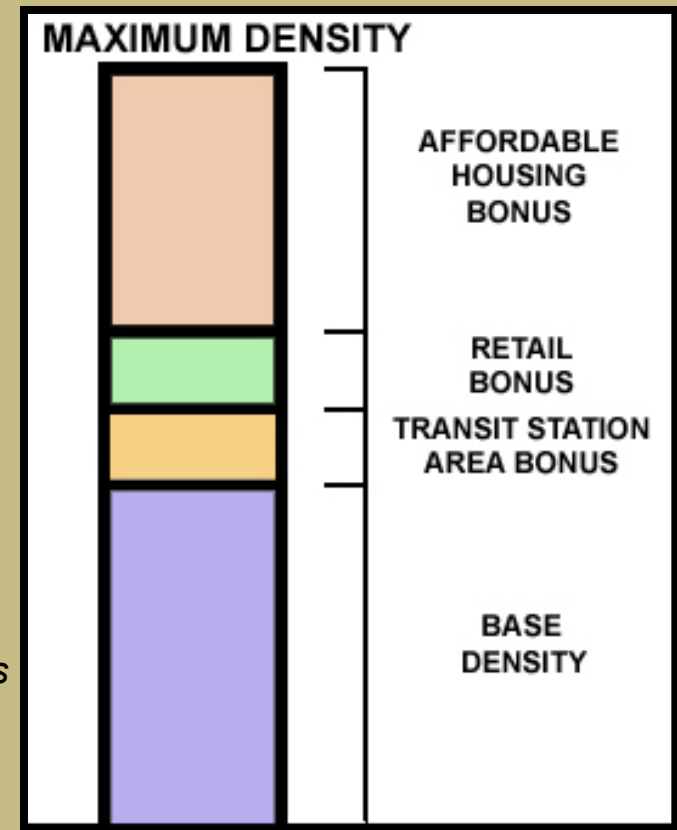
Additional Incentives & Requirements

Bonus Density Incentives

- **Affordable housing** bonus residential densities
- **Ground floor retail/restaurant** bonus density near MARTA transit stations and in certain higher density mixed use districts
- **MARTA transit station** area bonus densities in higher density mixed-use districts

Additional Requirements

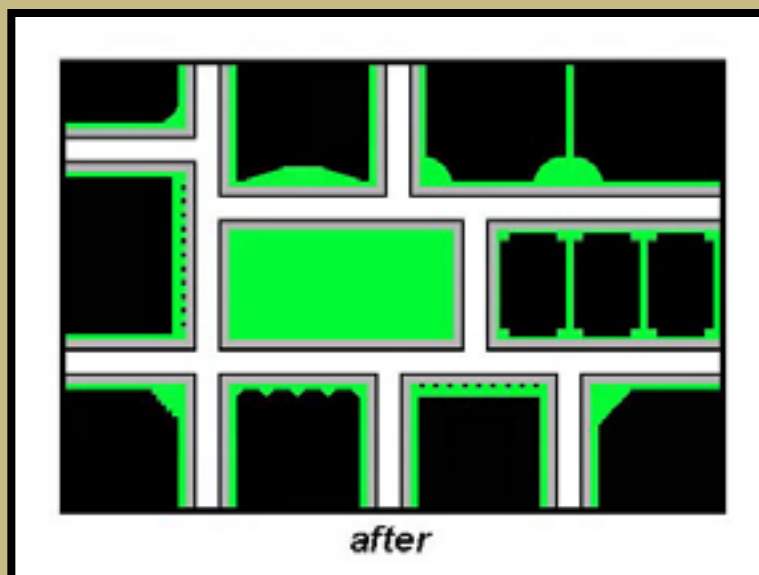
- **No parking requirements** for retail/restaurants near MARTA transit stations, less than 2,000 sq ft in size and within higher-density mixed use districts
- **No parking requirements for office and residential** near MARTA transit stations
- **Parking caps** for all uses, including office within certain areas
- **Bicycle parking**
- **Transportation Management Association (TMA)** membership requirement for office developments of a certain size in certain areas
- **Showering facilities** in office developments over 50,000 sq ft in the ratio of 2/50,000 sq ft, with a maximum of 4 such facilities
- **Shared & Off-site parking** permitted within a certain distance of primary use



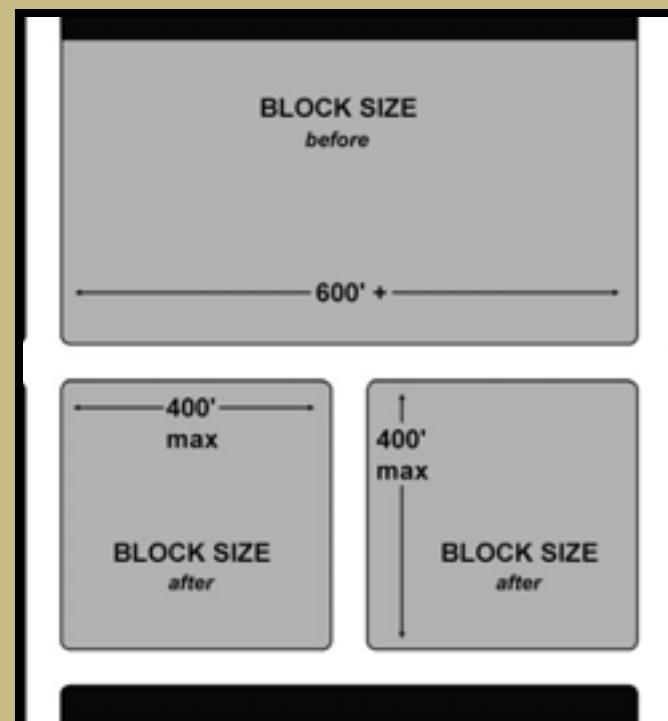
Open Space Transfers & Block Sizes

Open Space Transfers

- *Developers may transfer 60% of Public Space or Useable Open Space requirements as credits*
- *Open space credits may be transferred to a fund to acquire designated parcels*



Consolidated Open Space
With Transfer

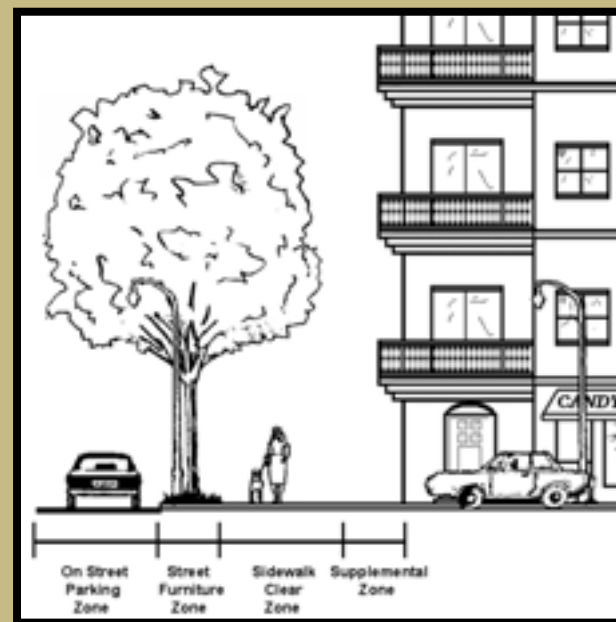


Block Sizes

New development containing blocks longer than 600 feet must create new streets which connect to other public streets. Newly formed block faces are to be no longer than 400 feet.

On-Street Parking

On-street parking can count as open space when:



- *No on-street parking is currently provided*
- *A development is an entire block face or a minimum of 200 feet*
- *Sidewalk bulbouts are provided at street intersections*
- *All other sidewalk requirements are met*

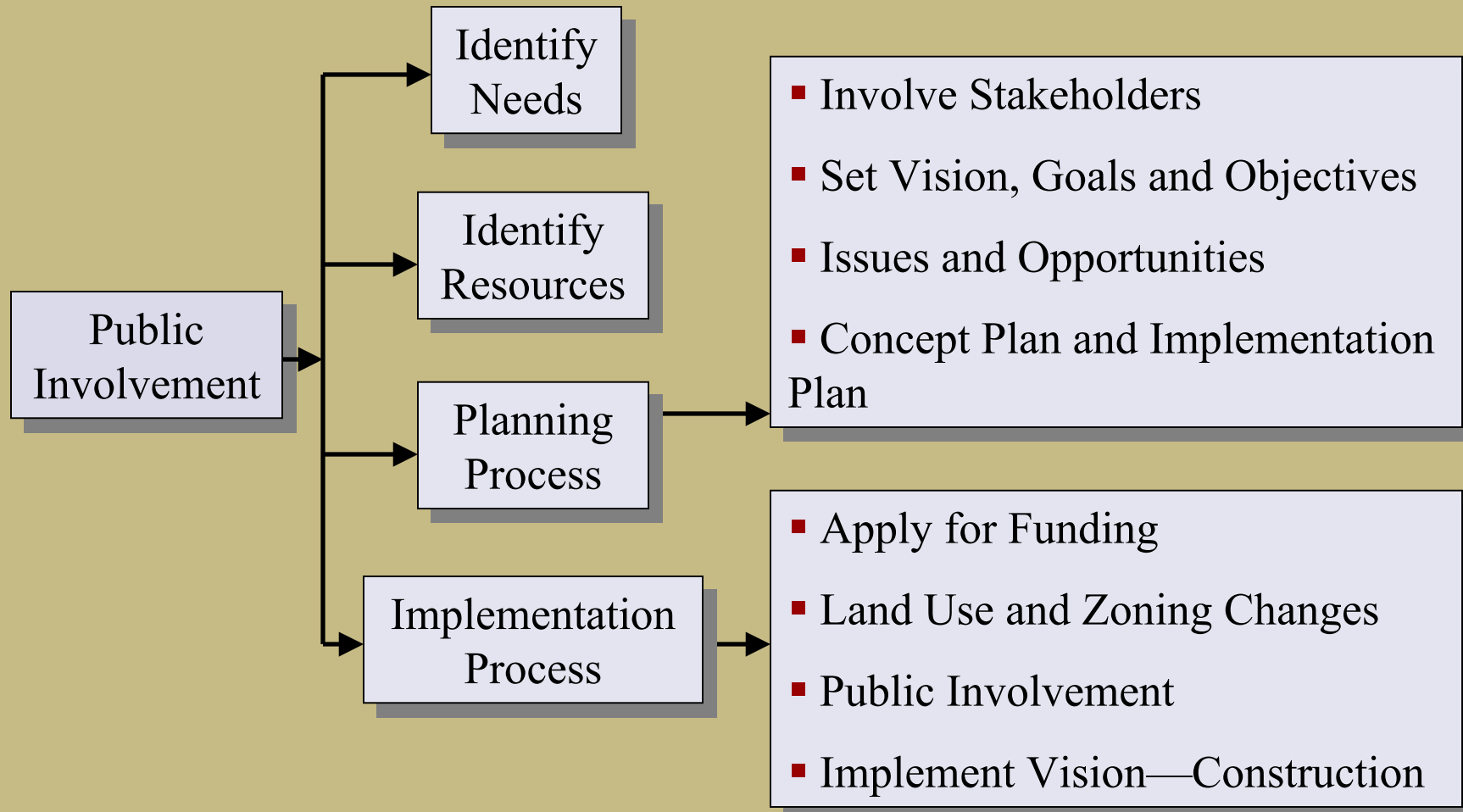
Implementation

- Neighborhood and Corridor Studies
- Livable Centers Initiatives
 - Studies
 - Streetscape & Transportation Improvements
- Properties rezoned to the new QOL districts
 - Developers submit plans to the Bureau of Planning for approval of a Special Administrative Permit (SAP) prior to issuance of a building permit
- Plan review for large-scale projects is coordinated with other City Departments

Livable Centers Initiative (LCI)

- The LCI program is a progressive initiative developed by the Atlanta Regional Commission (ARC) to plan and implement strategies that link transportation improvements and land use strategies to create livable centers that are consistent with the ARC's Regional Development Plan (RDP).
- The program includes a five-year, \$5 million dollar fund for LCI Planning Grants and \$350 million, available over the next ten years to pursue transportation improvements (including streetscape projects) in support of the LCI Plans.
- Program Goals
 - Connect homes, shops and offices
 - Enhance streetscaping and sidewalks
 - Emphasize the pedestrian
 - Improve access to transit and other transportation options
 - Expand housing options
- Implementation Funding Awarded thus far to the City
 - \$19.5 million from ARC Transportation Improvement Program (TIP), with local City match of \$4.9 million

The LCI process



City of Atlanta LCI Studies Awarded

Out of 59 ARC LCI designations, the City has received 10 designations, including 8 studies and 2 grandfathered LCI's:

- **Historic West End LCI (2000)**
- **Greenbriar Towncenter LCI (2000)**
- **Buckhead LCI (2001)**
- **Midtown LCI (grandfathered) (2001)**
- **City Center LCI (2001)**
- **Bolton /Moores Mill LCI (2002)**
- **Hamilton E. Holmes LCI (2002)**
- **JSA-McGill LCI (2003)**
- **Memorial Drive LCI (grandfathered) (2004)**
- **Upper Westside LCI (2004)**

Challenges

- Developing a zoning code that is user friendly and easy to administer
- Shortening the Permit Process
- Staffing limitations
- Code enforcement

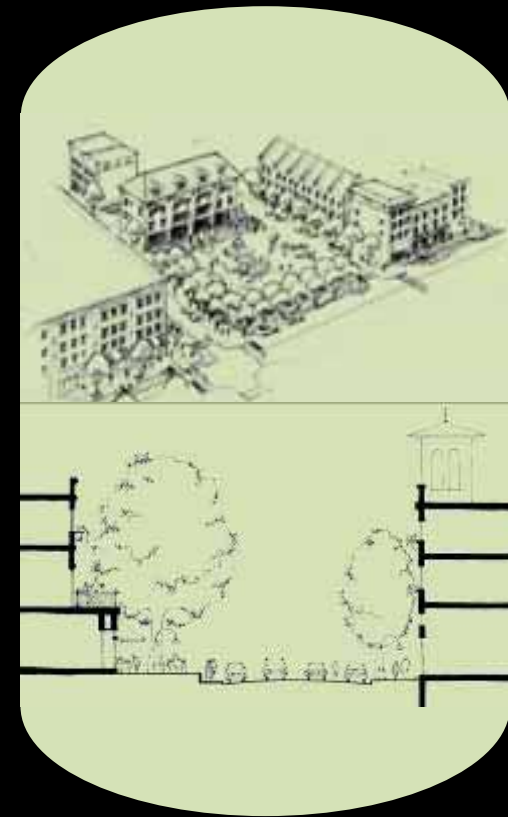
City of Atlanta Website

<http://www.atlantaga.gov/Government/Planning.aspx>

Anatomy of New Urbanist Codes: North Mecklenburg, NC Form-Based Coding

Craig Lewis, AICP, CNU
Director of Town Planning

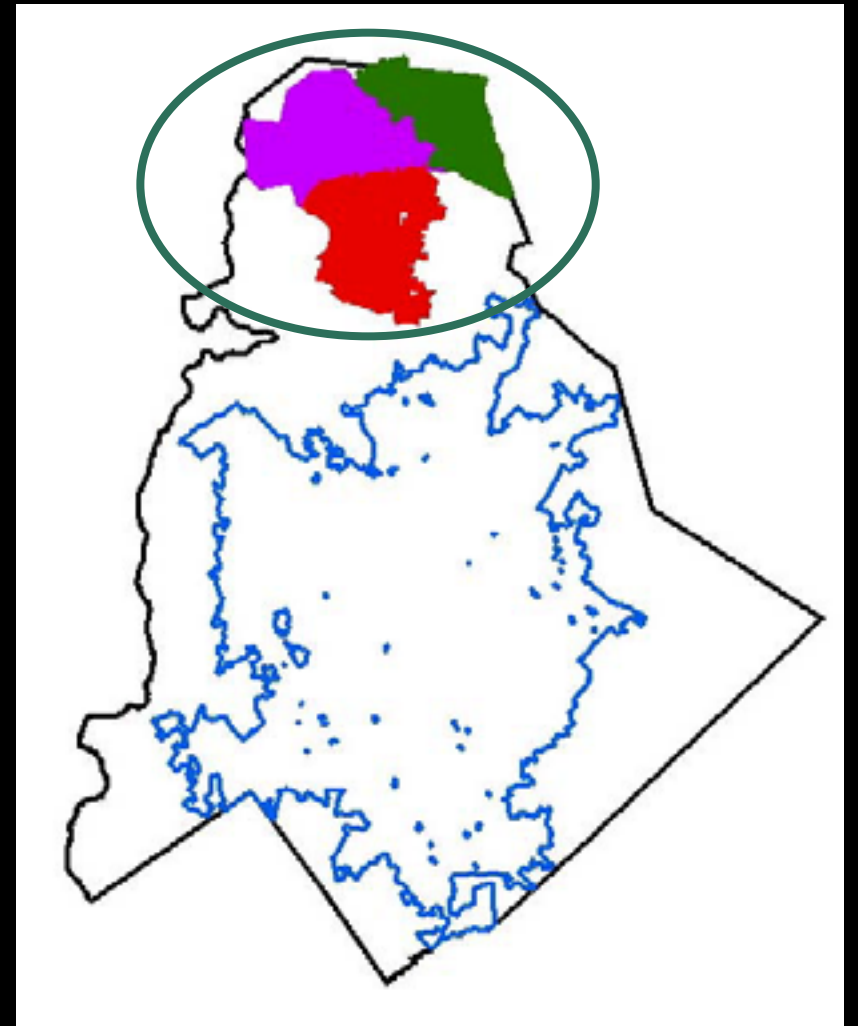
THE LAWRENCE GROUP
TOWN PLANNERS & ARCHITECTS



CNUXII
chicago

The Revolution begins in the Fields

- Town of Davidson (1995, 2001)
- Town of Cornelius (1996)
- Town of Huntersville (1996)



North Mecklenburg, NC
Form-Based Coding

CNUXII
chicago

The Good: Numerous TNDs



North Mecklenburg, NC
Form-Based Coding

CNUXII
chicago

The Good: Town Centers



North Mecklenburg, NC
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The Good: Village Centers



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The Good: Neighborhood Center



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The Good: Street Fronting Buildings



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The Good: Street Fronting Buildings



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The Bad: Front Doors



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Front Doors – Option A & B

- A principal building entrance shall be provided on the façade facing the fronting street.
- The principal, functional doorway for public or direct-entry access into a building shall be from the fronting street.



Front Doors – Option C

- The Primary Entrance shall be both architecturally and functionally designed on the front façade of the building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting façade. The use of fire-escape or exit-only doors as Primary Entrances is explicitly prohibited.



Front Doors



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Minimum Heights



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Minimum Stories

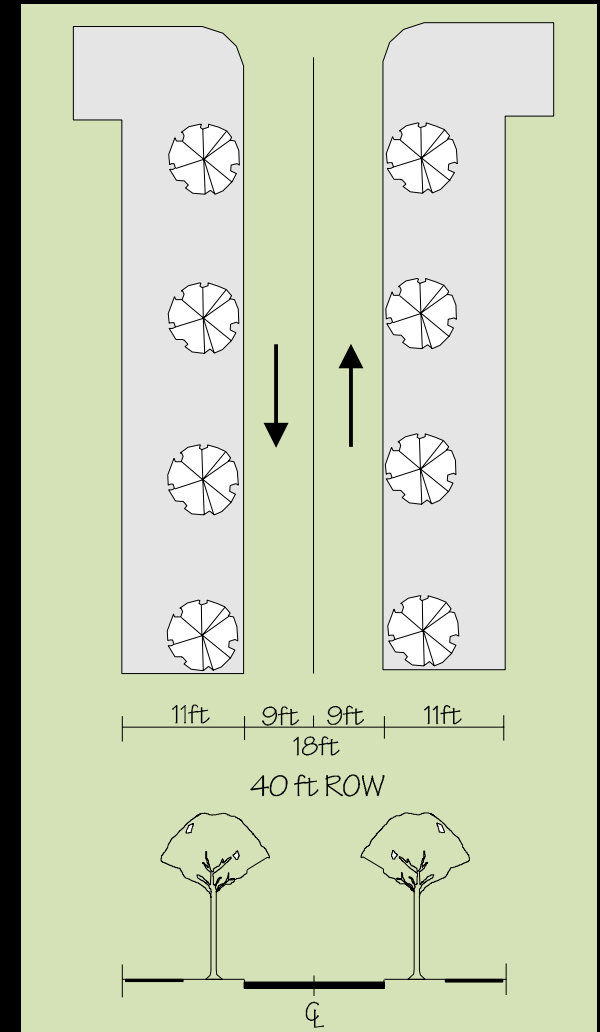


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Street Standards

- Minimum – 18ft (f-f)
- With Marked On Street Parking – 26 ft (f-f)



Good Street – Bad Street



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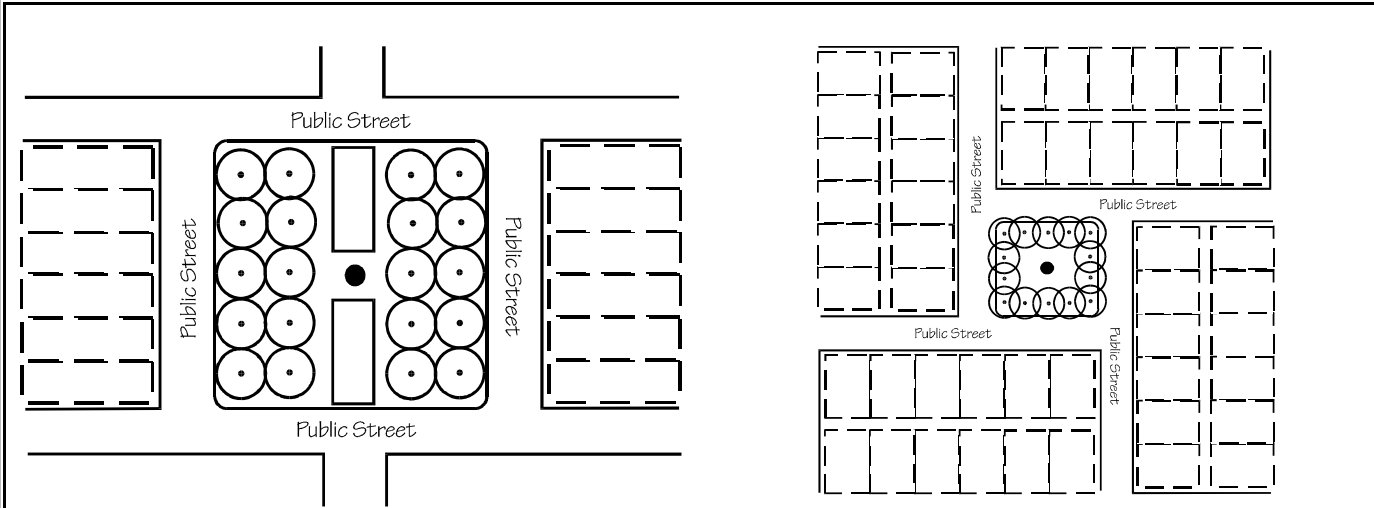
The Ugly: Hybrids-Alleys



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Public Space Design



DETACHED SQUARE

Detached squares bordered on all sides by roads are particularly formal. Since adjacent buildings provide much of the population using any public space, detached squares are less likely to be used than other types though it remains appropriate as a means to symbolically enhance important places, intersections, or centers. Detached Squares shall be planted along the perimeter of the square or may be used to preserve a specimen tree or small stand of trees.

Minimum Size: 200 sq ft
Maximum Size: 1 acre



Well Defined Public Space



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Privacy in Homes

- Garage doors are not permitted on the front elevation/façade of any multi-family building
- For buildings within 15 feet of the sidewalk, the front entrance shall be raised a minimum of 1 ½ feet from the finished grade to provide a sense of privacy.



Privacy in Homes



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The Good: Housing Variety



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The Ugly: Hybrids-Housing



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Public Process

- Cornelius – All site plans and subdivisions are still approved by the Town Board
- Davidson – Requirement for public process and Town Board approval and excessive (my opinion) ordinance standards





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Town of Davidson: <http://www.ci.davidson.nc.us>

Town of Cornelius: <http://www.cornelius.org>

Town of Huntersville: <http://www.huntersville.org>

