

Form-Based Codes for Small Towns: Developing and Adopting a Form-Based Code System



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- BS in Engineering Science from Montana State University
- U.S. Department of Interior in MT, ND; Civil Engineer in planning department of engineering company in Houston and Bedford, MA; ran for local Planning Board to assist community
- Entering 24th year working for Town of Littleton
- “Crossroads”

FBC for Small Towns:

- The Process
- The Drafting
- The Selling
- What Littleton has left to do
- Lessons Learned



The Process

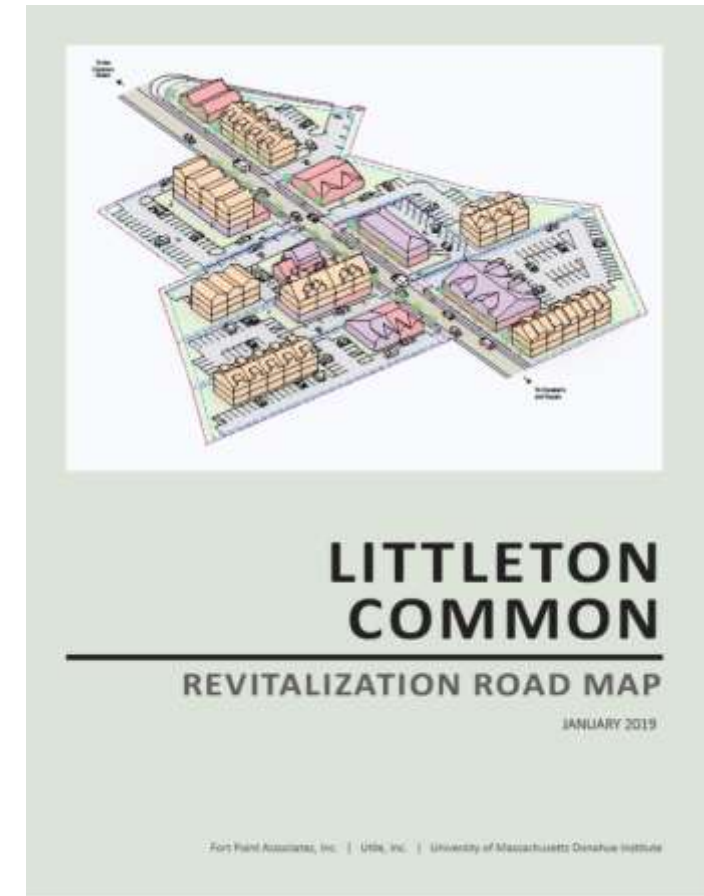
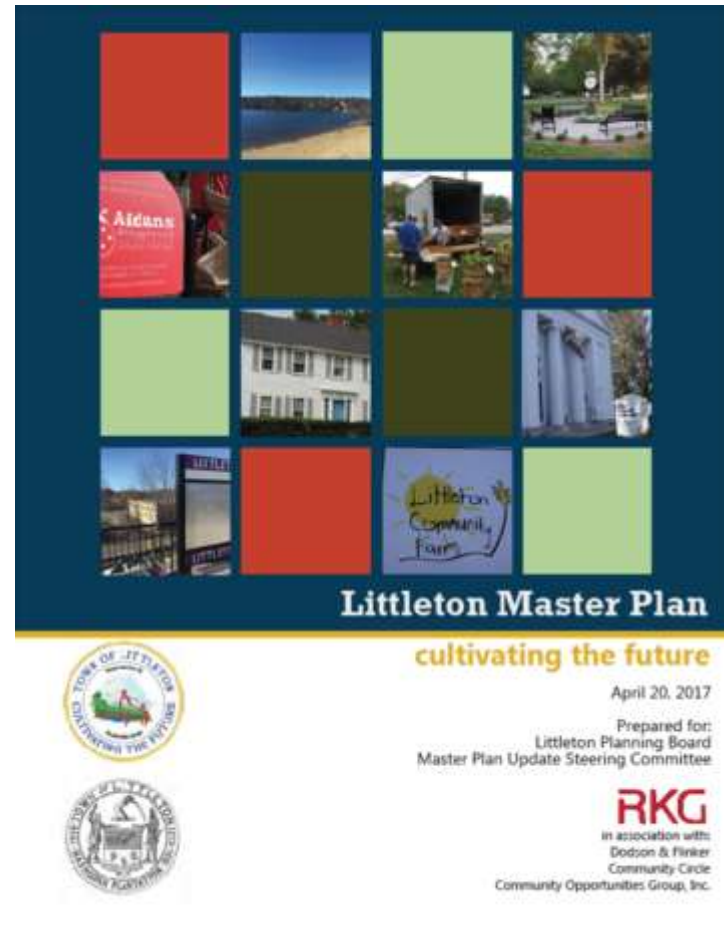
1. Pick an Area
2. Community Vision
3. How will the vision be realized
practically speaking.....do you need a consultant??
4. Draft the code
5. Market the draft code
6. Update the draft code based on feedback
7. Build consensus
8. Contemplate Lessons Learned



1. Pick an Area & 2. Community Vision

► Rely on the Foundational Planning Process: Build on the Master Plan, the detailed Area Plan, wherever the Community Vision is detailed.

► Identify the place-based community vision.



3. Identify how the vision will be realized and 4. Draft the Code

► Practical: do we have the expertise in-house to write and “market” this Form Based Code or do we hire a consultant?

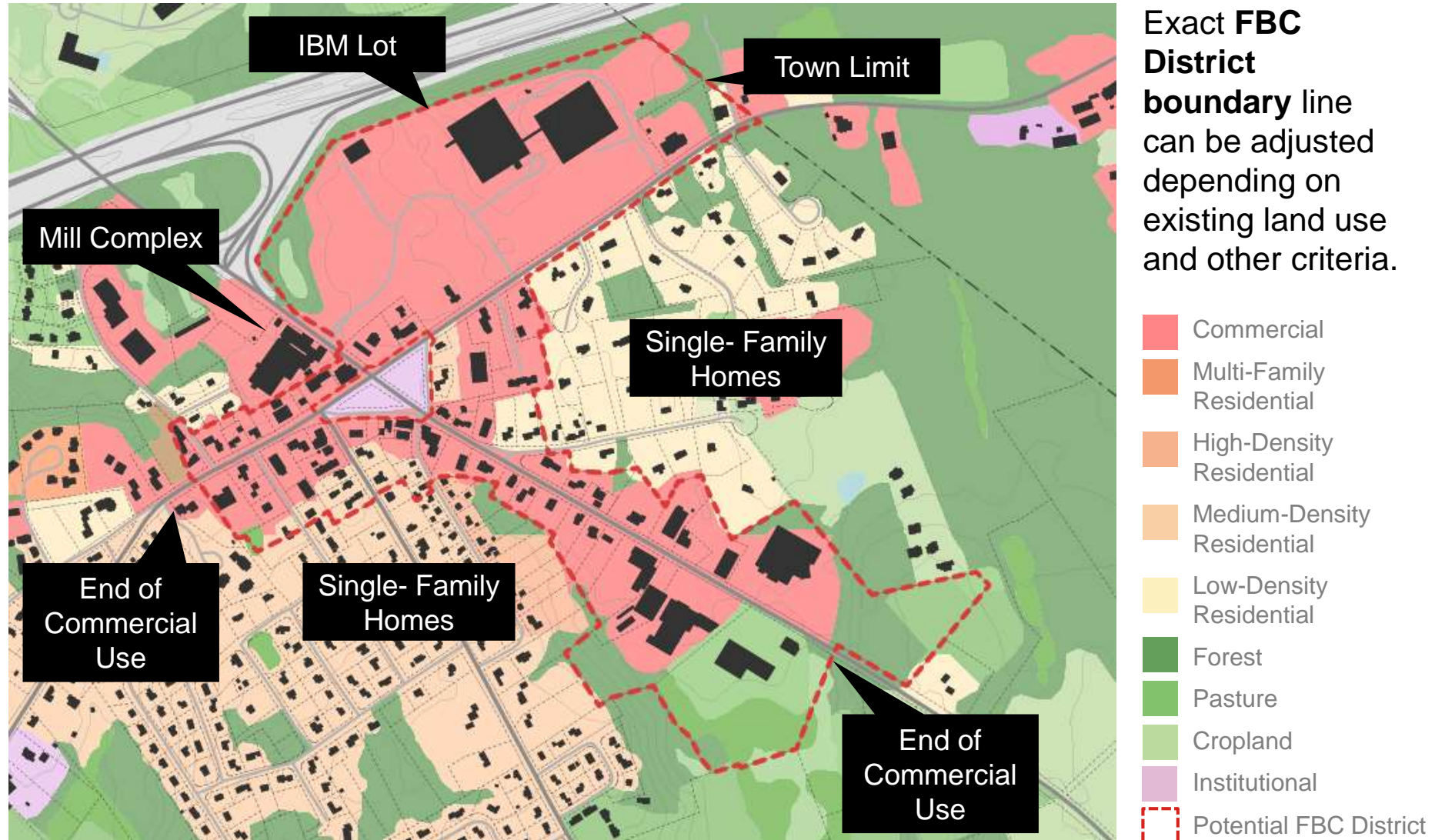
► For most small Towns
– answer is clearly **HIRE A CONSULTANT**

- But where do I get funding for a Form Based Code Consultant??
- Oh, Look Grant Funds!!
- EEA Planning Assistance Grant, paired with Town Meeting Appropriation



utile

Existing Land Use



“Soft Sites” deemed more likely for Redevelopment



Learning from nearby village centers and building examples



Concord



West Concord



West Acton



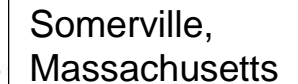
Ayer



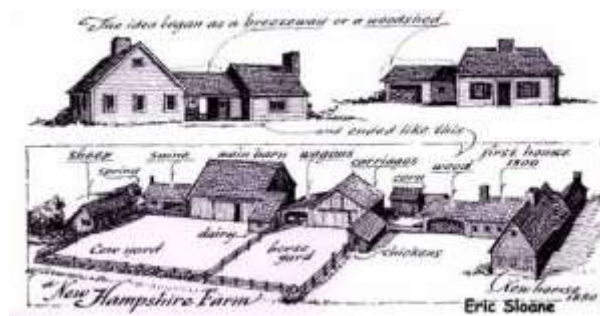
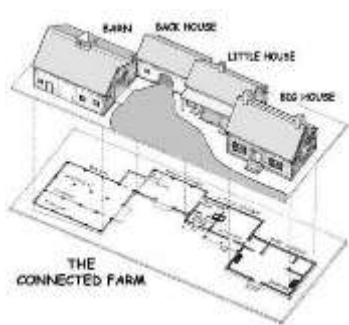
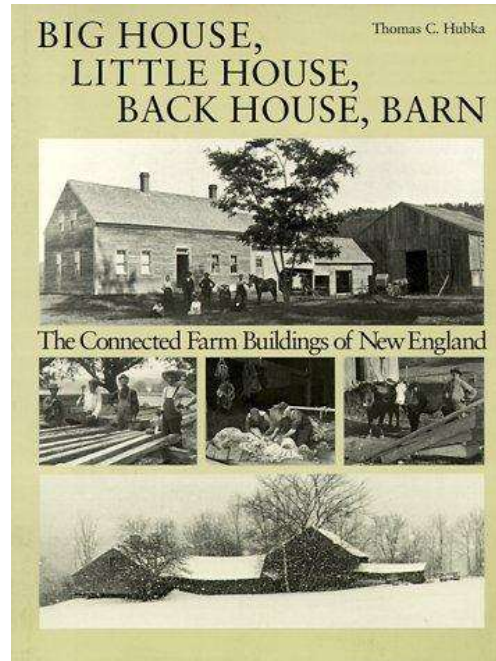
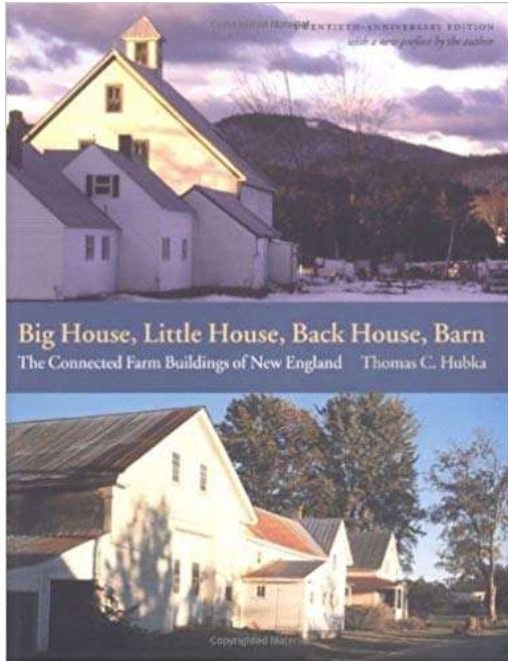
Concord



West Acton



Researching the Farmhouse Type based on Littleton's agrarian past

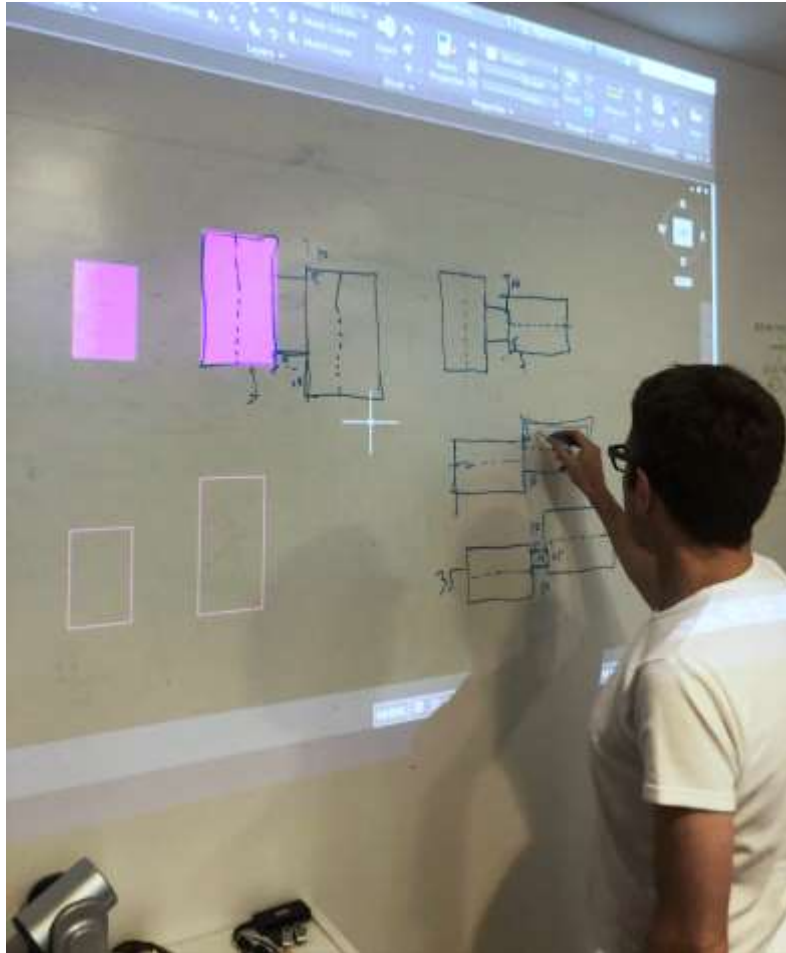


Examples of mixed-use buildings that resemble farmhouses already in the Littleton Common

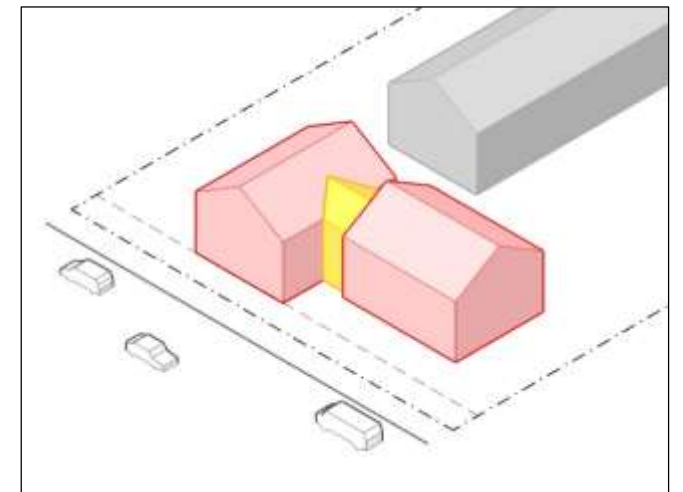
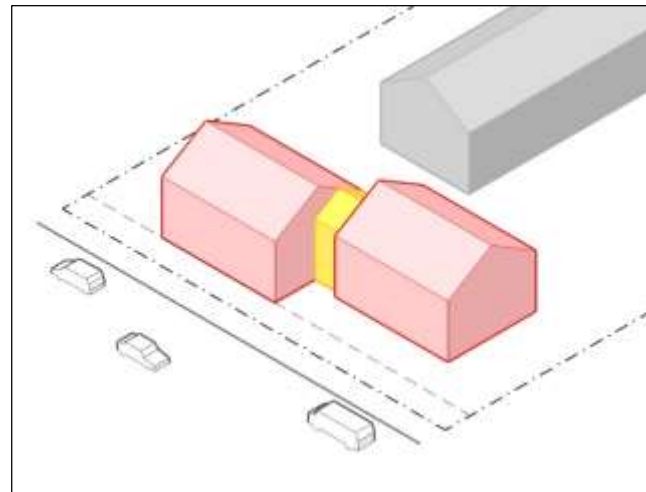
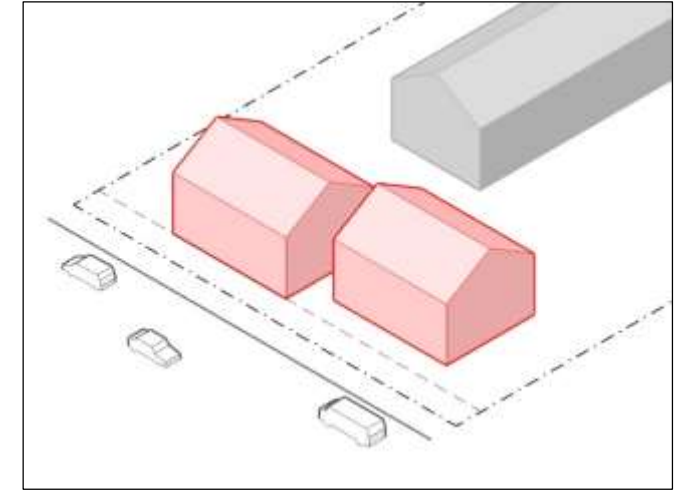
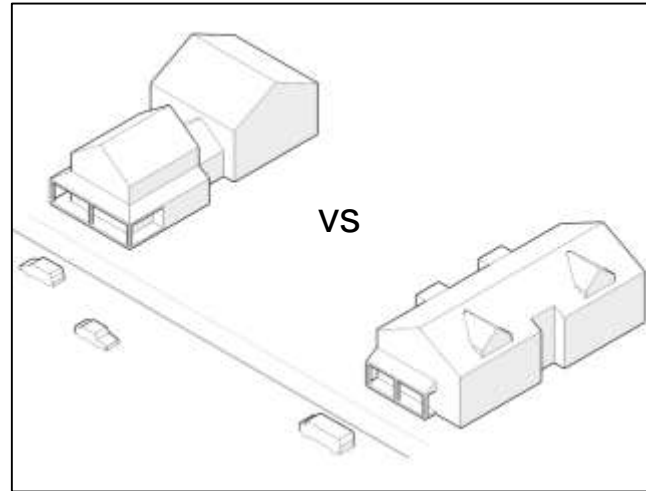


Learning from the farmhouse type as an inspiration for the FBC

Drafting the right scale, dimensions, and massing rules

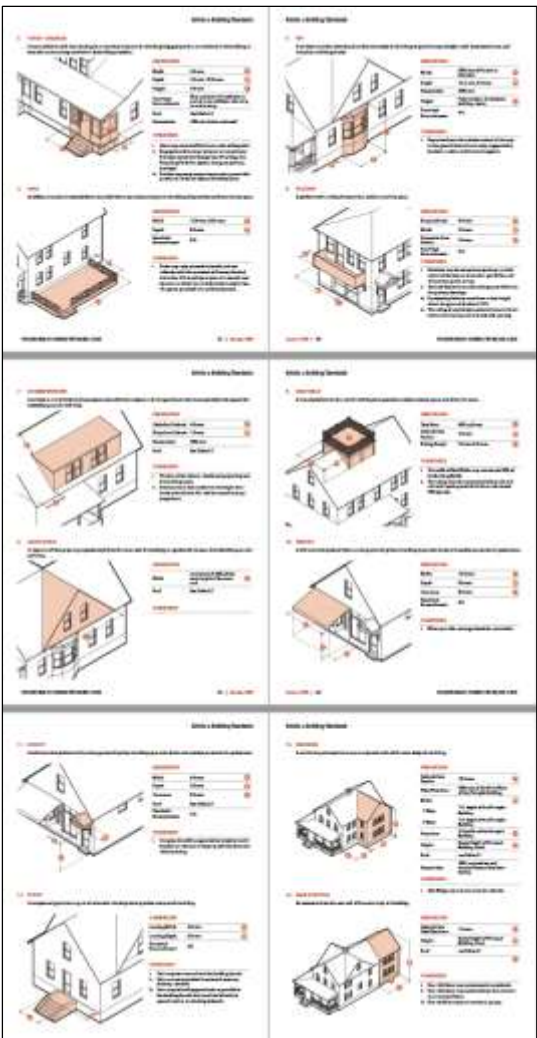
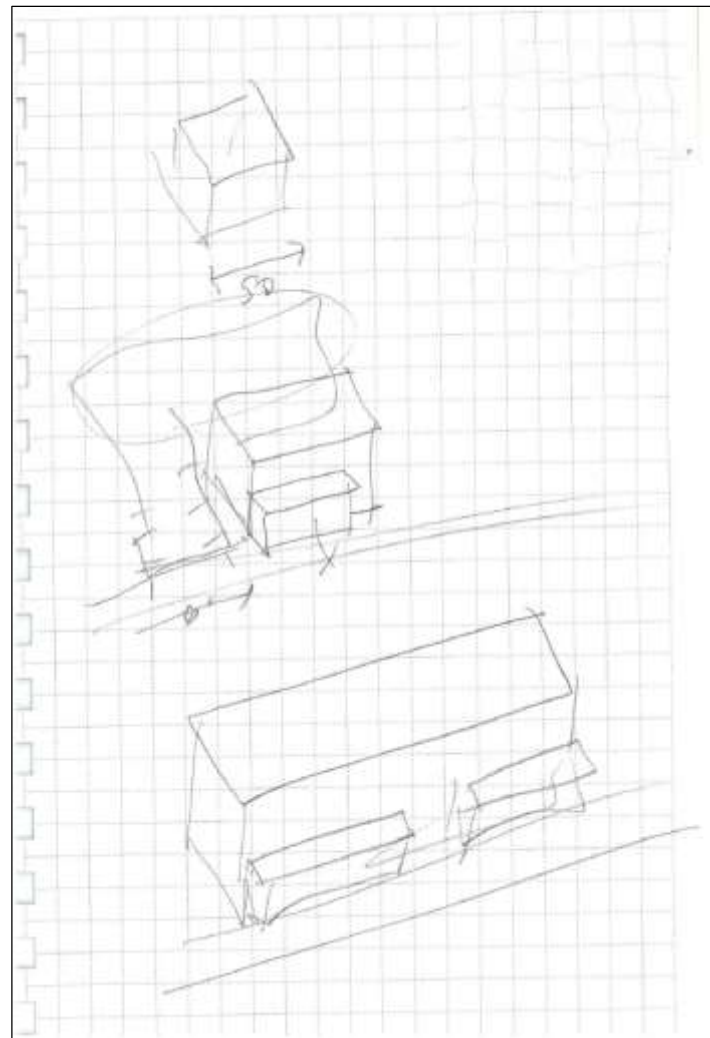


Tim Love, Principal of Utile, sketching through the right scale and assemble rules of the farmhouse type during a workshop session.



Initial ideas on the farmhouse type massing and assembly rules

Conceptualizing building components and frontage types



Building Components	Permitted Encroachment
Porch / Gallery – Projecting	max
Porch / Gallery – Integral	max
Porch / Gallery – Engaged	max
Awning	max
Entry Canopy (redundant to above?)	max
Stoop (exclude for retail / senior housing?)	max
Bay Window	max
Deck	max
Balcony	max
Projecting Gable	max
Projecting Shopfronts?	max
Roof Eaves and Overhang?	yes, but min 2' vertical plane
Dormer - gable, hip, or arched	No by definition
Dormer - shed	No by definition
Cross Gable	No by definition
Side Wing Addition (connects main bodies)	No
Rear Wing Addition (connects main bodies)	No
Projecting Front Gable	No?

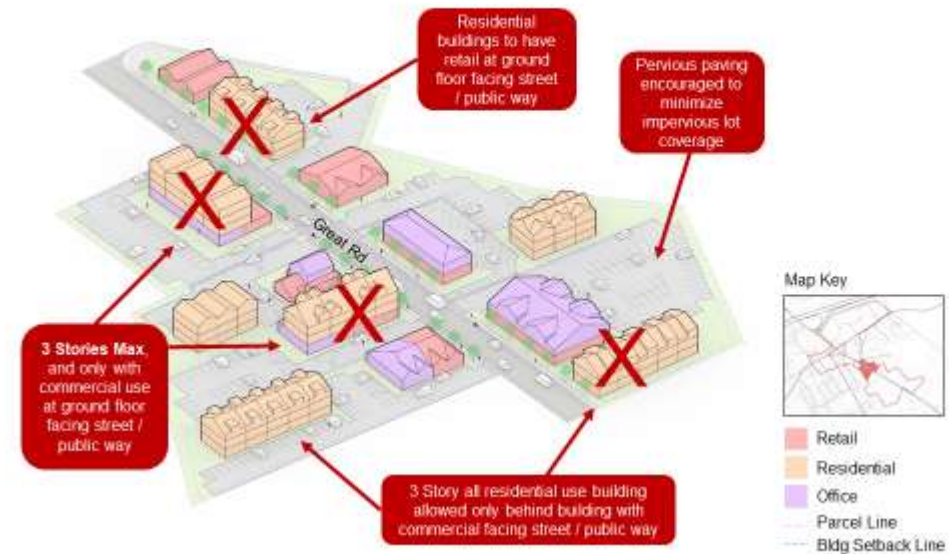
Sketch of potential porch and frontage types and dimensional rules

5. Market the draft code and 6. Update the draft code

- Goal is to draft regulations to increase the chances to achieve the desired outcome....the community vision
- Effectively implements the vision
- Creates zones according to character and density
- Talk about Form Based Code at every opportunity

Littleton Common Form-Based Code

Selected Scenario changes based on Public Survey



Questions?

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- Thank you!