Form-Based Codes in New England Small Towns

Benefits, Challenges and Seven Key Strategies for Success

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SNEAPA 2019
RETHINK REINVEST RENEW
springfield ma

Form Based Codes in New England Background

- Communities are often small
- All zoning at municipal level (limited county gov't)
- Zoning is often seen as a fiscal impact tool or sacred document
- Many communities operate under local town meeting
- Many communities do not have full-time planners
- Great local urbanism but zoning does not reflect NE
- Everything here takes longer to develop – even in good times

New England Rules:
The Challenges / Myths / Lessons

- New England towns can’t afford to do a Form-based code
- New Englanders are too suspicious of a fast charrette
- New England small towns won’t let outsiders lead their zoning
- Form-based codes are not allowed under my state enabling laws
- Form based codes work best in new developments and don’t work here
- We can’t throw out our traditional zoning
- Our current rules are fine . . . After all, we are getting good results

New England Challenges: The Myths

Political Challenges:

- There is a reactionary trend in our town that does not believe in change
- Our residents are suspicious of charrettes
- Form-based codes are not allowed under my state enabling laws

Addressing Design:

- We can’t get consensus over design
- We can’t give up our design review
- Our current rules are fine . . . After all, we are getting good results

Role of Consultants and RFPs:

- Our town won’t let outsiders lead these efforts

Financing:

- We can’t afford to do a Form-based code

7 Strategies for Success

1

1

Remember:
FORM
FOLLOWS
REGULATIONS

Form Follows Regulation:
New England Towns

Form Follows Regulation:
New England Towns

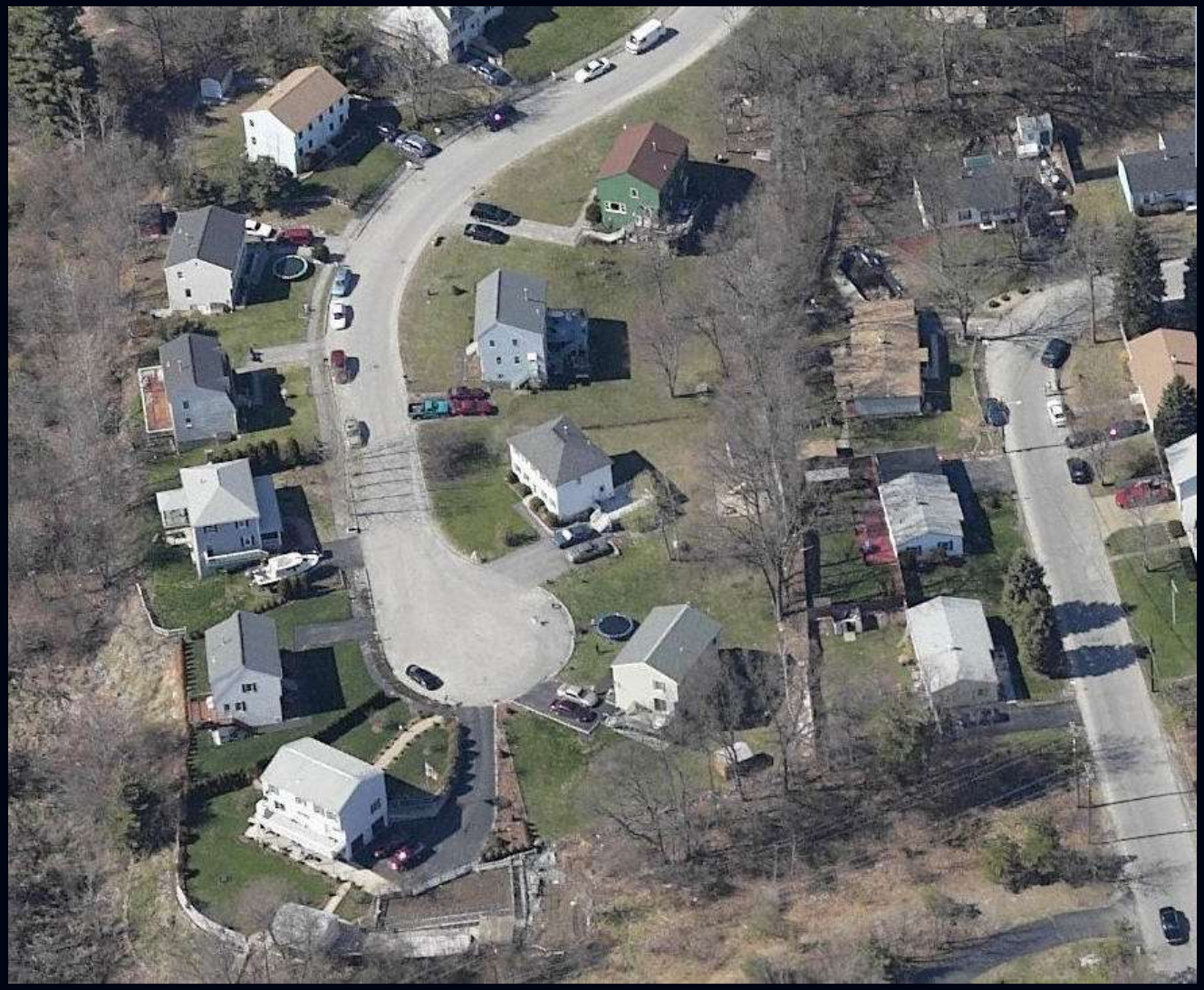
Form Follows Regulation:
New England Towns

Form Follows Regulation:
New England Towns

Form Follows Regulation:
New England: Recent Development

Form Follows Regulation:
New England Towns

Form Follows Regulation:
New England: Recent Development



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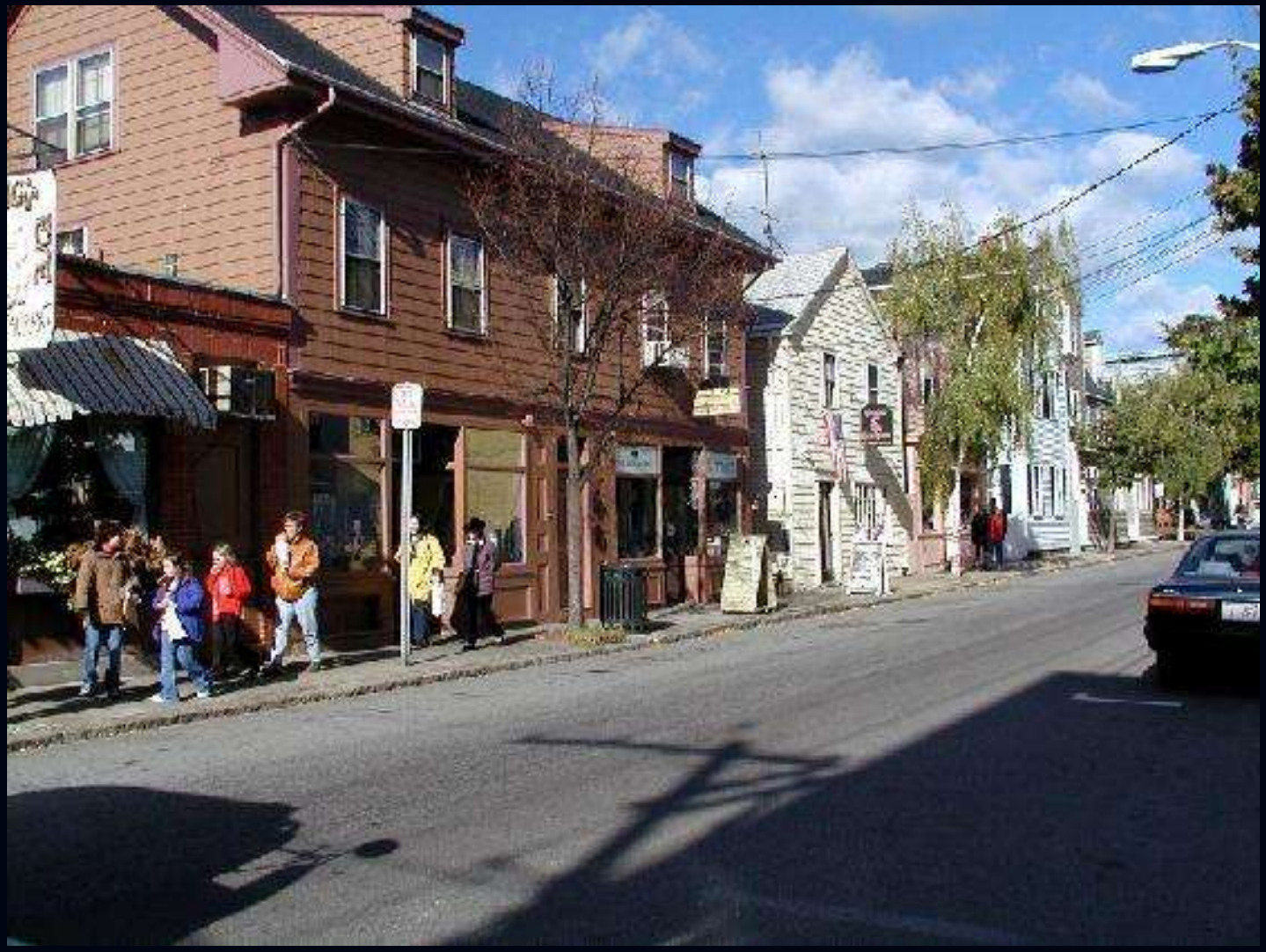
Form Follows Regulation:
New England Towns

Form Follows Regulation:
New England: Recent Development

Form Follows Regulation:
New England Towns



Form Follows Regulation:
New England: Recent Development

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Form Follows Regulation:
New England: Recent Development

maps.live.com

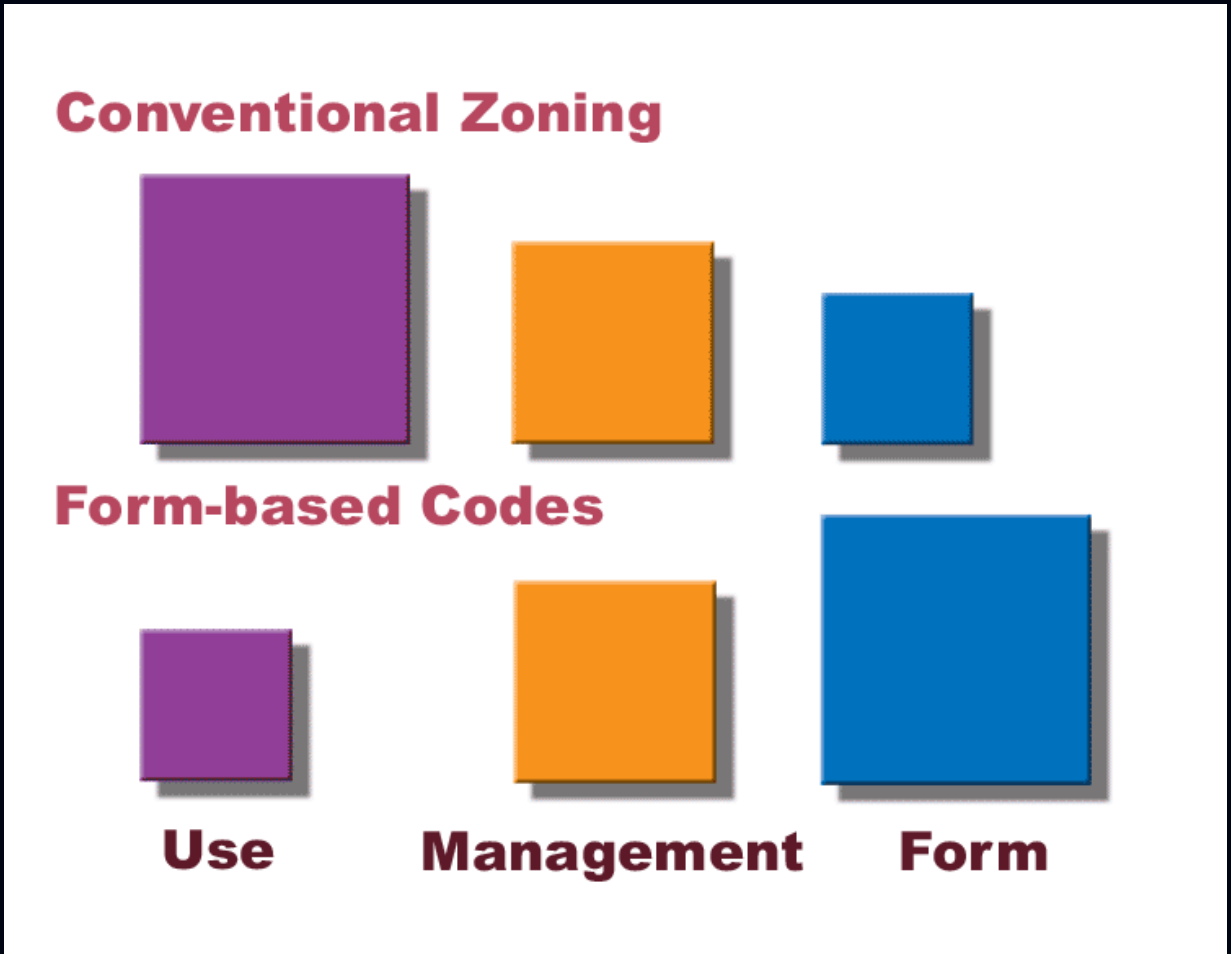
Form Follows Regulation:
New England Towns

Form Follows Regulation:
New England: Recent Development

Form Based Codes in New England

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 Baths

The Form Based Code:
Where Regulation follows Form



2

2 SUCCESSFUL CODES CONNECT TO POWER GRIDS

The Appliance and The Grid

"We know what the appliance is . . . .

- Christopher Alexander

The Appliance and The Grid

"We know what the appliance is . . . .

Now we need to find the plugs to connect it to the existing power grids."

- Christopher Alexander

The Appliance and The Grid

- Villages, towns and cities
- Good designs
- High quality mixed use projects
- Transit-oriented development
- Smart growth
- New urbanism

- Town meeting
- Zoning Board
- Planning Board
- Conservation Commission
- Town Engineer
- Fire Chief
- State Regulators
- Etc.

"We know what the appliance is . . . .

Now we need to find the plugs to connect it to the existing power grids."

- Christopher Alexander

Politics and Design

- Charrettes can be customized
- Code projects can and must transcend the political spectrum
- State enabling laws rarely make it impossible to do what needs to be done
- The need for project-specific review can be locally calibrated
- More models are forming for FBCs in existing community fabric
- FBCs do cause responsible developers to select a community
- There is no substitute for local knowledge
- New finance strategies are emerging

Consultants, Proposals, and Finances

- Sources:
  - Grants
  - State funds
  - Sustainable Communities / Fed Funds
  - Local developers
  - Local funding

- Models . . . The consultant role
  - Designer for the planning phase
  - Public meeting coordinator
  - Stakeholder manager
  - Code writer
  - Advisor

- See model RFPs

3

3 PLAN FIRST:

THEN CODE

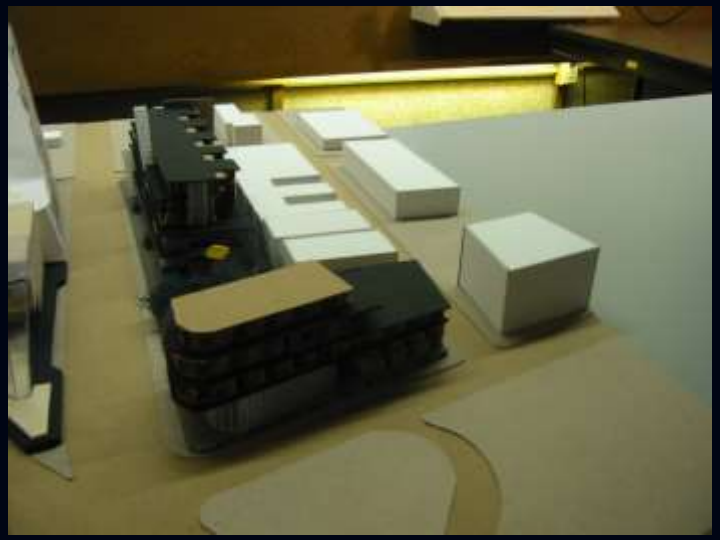
Form Based Codes in New England
Hamilton Canal District

Form Based Codes in New England
Hamilton Canal District

Site:	Brownfield, TOD adjacent to downtown
Size:	Community of 100K, 16 sq miles
Project:	New district development
Developed by:	Master Developer & City
Type of code:	Mandatory – Street Based
Project approval body:	HCD Review Group for FBC Historic Board for Arch. Review
Adopted:	February 24, 2009
Build-out to date:	First building under construction

Charrette

- Standard Charrette Phases:
  - Research, Education, and Preparation
  - Charrette
  - Plan Implementation



Form Based Codes in New England
Hamilton Canal District Charrette

- NCI Charrette
  - At least four consecutive days
  - Allowing for at least three design feedback loops
  - Open process including all interested parties
  - Creates a feasible product with minimal work

Form Based Codes in New England
Hamilton Canal District Charrette

- **Lowell Charrette**
  - Same preparation and implementation steps
  - Four days of design and public participation spread over four months
  - Feedback loops

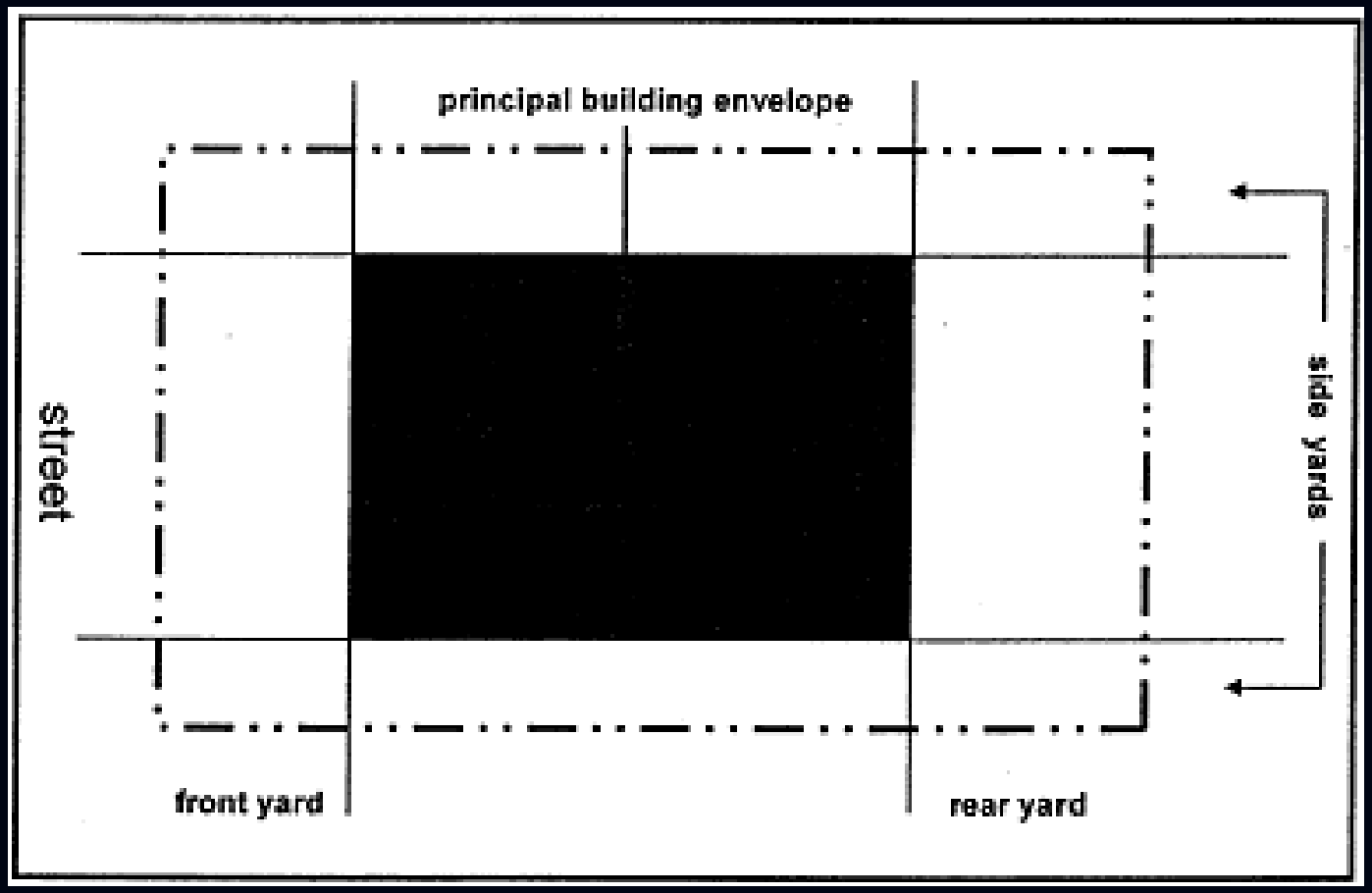
Form Based Codes in New England
Hamilton Canal District Charrette

- Lowell Charrette
  - Months of outreach before first session
  - Early listening sessions
  - Cross functional collaborative team
  - Feasible outcome that is embedded in the code
  - Design as the basis for the shared vision
  - No opposition to FBC and universal political support for the plan

4

4 MEASURE WHAT MATTERS

Conventional Zoning: Setbacks



RESIDENTIAL SYNOPTIC SURVEY

OFFICE OF STRATEGIC PLANNING AND COMMUNITY DEVELOPMENT
JOSEPH A CURTATONE, MAYOR

17-19 LEWIS ST

ELEVATION

LOT PATTERN

FRONTAGE

LOT/BUILDING INFO

Lot Width	41' 7"
Lot Depth	
Lot Area	
Number of Buildings	1
Principal Building Height (Stories)	3 Stories
Principal Building Width	24' 4"
Principal Building Depth	45' 4"
Principal Building Disposition	Edgeyard
First Floor Above Grade	4' 9"
Actual Front Setback	13' 9"
Actual Left Side Setback	8' 9"
Actual Right Side Setback	8' 8"
Lot Coverage	
Additions?	
Number of Units	6
Parking Location (Access)	Side (Driveway)
Number of Spaces	
Roof Type	Flat

FRONT ENCROACHMENT TYPE(S)	DEPTH
☐ Door Canopy	
☐ Door Surround	
☐ Stoop	
☐ Portico	
■ Porch (3/4)	8'5"
■ Bay	3 ft.

DETAILS

STREETSCAPE

THOROUGHFARE INFO

Adjacent Public Frontage Width	6' 4"
Sidewalk	
Furnishing Zone	3' 7"
Planting Technique	
Tree Sequence	
Movement Lanes/Width	
Parking Lanes/Width	2x 7 ft.
Traffic Flow	
Total Laneway Width	26' 4"
Total Right of Way Width	

7 BERKLEY ST

ELEVATION

FRONTAGE

DETAILS

LOT/BUILDING INFO

Lot Width	34' 6"
Lot Depth	
Lot Area	
Number of Buildings	1
Principal Building Height (Stories)	2.5 Stories
Principal Building Width	20' 5"
Principal Building Depth	46 ft.
Principal Building Disposition	Sideyard
First Floor Above Grade	42"
Actual Front Setback	21' 5"
Actual Left Side Setback	0
Actual Right Side Setback	13' 6"
Lot Coverage	
Additions?	
Number of Units	2
Parking Location (Access)	Rear Garage (Driveway)
Number of Spaces	2
Roof Type	Pitched - FrontGable

FRONT ENCROACHMENT TYPE(S)	DEPTH
☐ Door Canopy	
☐ Door Surround	
☐ Stoop	
■ Portico	6 ft.
☐ Porch	
☐ Bay	

STREETSCAPE

LOT PATTERN

THOROUGHFARE INFO

Adjacent Public Frontage Width	6 ft.
Sidewalk	3 ft.
Furnishing Zone	3 ft.
Planting Technique	Tree Pit
Tree Sequence	17' 6" o.c.
Movement Lanes/Width	1x 12 ft.
Parking Lanes/Width	2x 7 ft.
Traffic Flow	Yield
Total Laneway Width	26 ft.
Total Right of Way Width	38 ft.

27 WALLACE

ELEVATION

LOT PATTERN

FRONTAGE

LOT/BUILDING INFO

Lot Width	59' 7"
Lot Depth	
Lot Area	
Number of Buildings	1
Principal Building Height (Stories)	1.5 Stories
Principal Building Width	20' 5"
Principal Building Depth	
Principal Building Disposition	Edgeyard
First Floor Above Grade	3' 10"
Actual Front Setback	19' 5"
Actual Left Side Setback	21 ft.
Actual Right Side Setback	18' 7"
Lot Coverage	
Additions?	
Number of Units	
Parking Location (Access)	Attached Garage (Driveway)
Number of Spaces	2
Roof Type	Pitched - Mansard

FRONT ENCROACHMENT TYPE(S)	DEPTH
☐ Door Canopy	
☐ Door Surround	
☐ Stoop	
☐ Portico	
■ Porch (1/2)	7' 4"
■ Bay	3"

DETAILS

STREETSCAPE

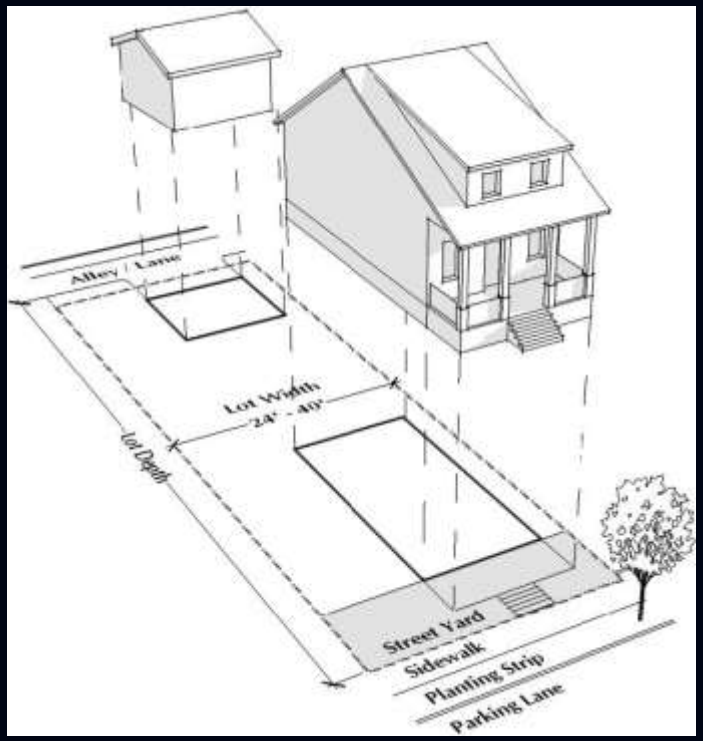
THOROUGHFARE INFO

Adjacent Public Frontage Width	6' 10"
Sidewalk	3 ft.
Furnishing Zone	
Planting Technique	Tree Pit
Tree Sequence	
Movement Lanes/Width	
Parking Lanes/Width	2x 7 ft.
Traffic Flow	One Way
Total Laneway Width	
Total Right of Way Width	26' 4"

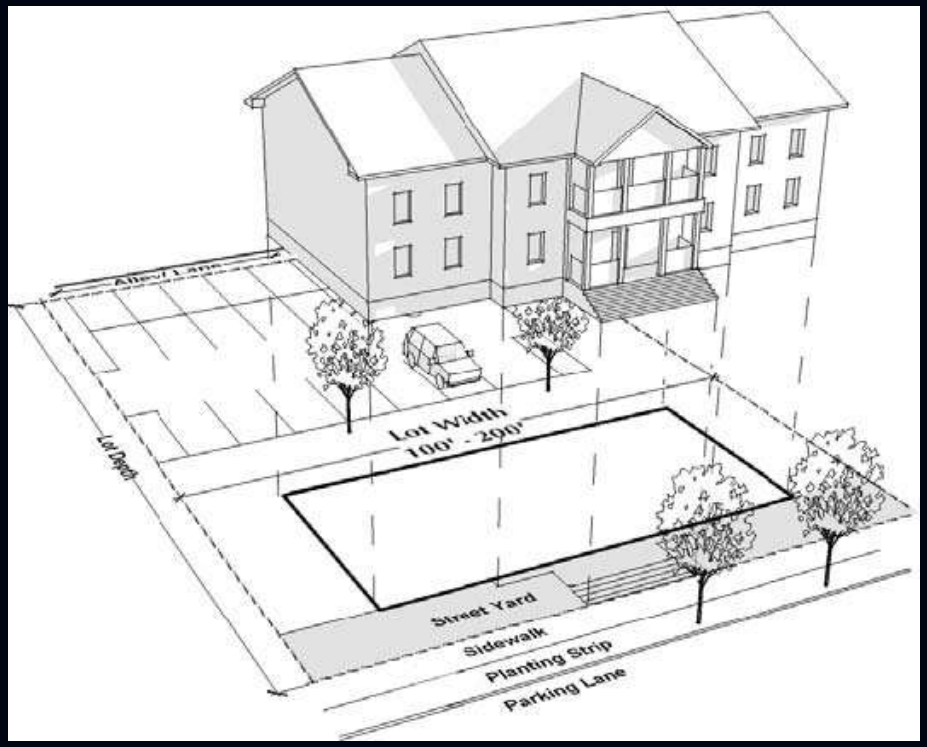
5

5 GET THE BASICS RIGHT

BUILDING TYPES



COTTAGE



APARTMENT BUILDING

TABLE 3.1 Buildings Types

Apartment Building

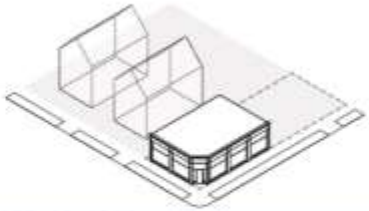
A large floor plate, multi-story, residential building type with more than six dwelling units.

Row Houses

A moderate to large floor plate, residential building type consisting of three (3) to ten (10) side by side dwelling units.

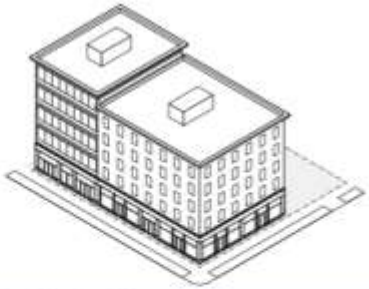
Shop House

A house building type with the ground story converted for commercial use and the residential appearance of upper stories maintained.



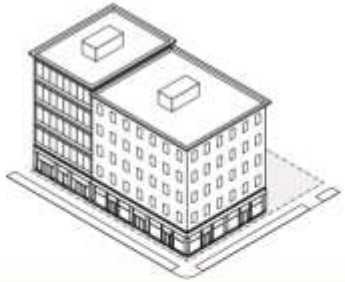
Neighborhood Store

A moderate floor plate, single story building type designed for commercial purposes.



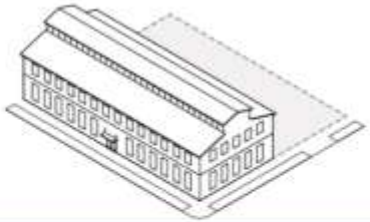
Mixed-Use Building

A multi-story building type with ground floor commercial and upper story residential uses with six or more dwelling units.



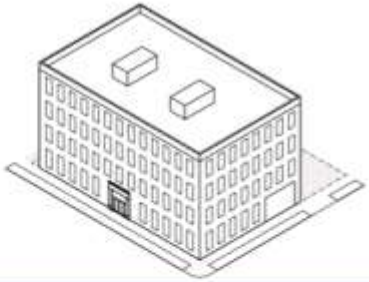
Commercial Building

A multi-story building type limited to commercial uses.



Production Building

A moderate to large floor plate, up to two story building type, often naturally lit with a monitor, clerestory, or sawtooth roof.



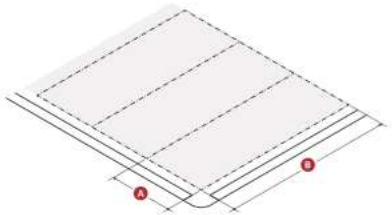
Fabrication Loft

A moderate to large floor plate, multi-story building type subdivided for multiple tenants, often designed with tall ceilings, expansive windows, wide corridors, and service elevators.

2. HOUSE

A moderate floor plate, detached, residential building type with up to two vertically stacked dwelling units.

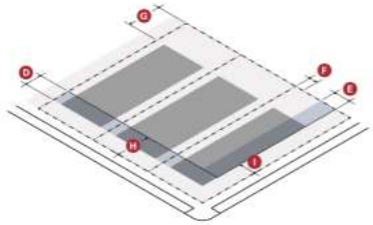
a. Lot Standards



LOT DIMENSIONS	
A Width (min)	32 feet
B Depth (min)	80 feet

LOT COVERAGE	
Permeable Surface (min)	35%
Landscape (min)	25%

b. Placement



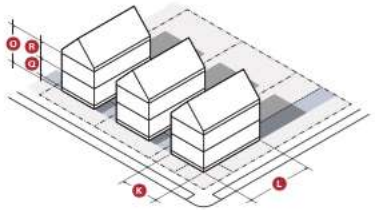
BUILDING SETBACKS		
Contextual Front Setback (see §.3.B.2.b)	Required	
D Primary Front Setback (min/max)	10 feet	20 feet
E Secondary Front Setback (min/max)	10 feet	20 feet
F Side Setback (min)	5 feet	
G Rear Setback (min)	20 feet	

PARKING SETBACKS	
H Primary Front Setback (min)	20 feet
I Secondary Front Setback (min)	10 feet

HOUSE (cont.)

A moderate floor plate, detached, residential building type with up to two vertically stacked dwelling units.

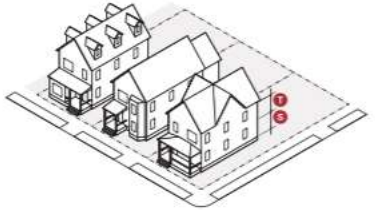
c. Height & Massing



MAIN BODY		
J Facade Build Out (min)	50%	
K Width (min/max)	22' min.	28' max.
L Depth (min/max)	28' min.	48' max.
N Building Height (max)	2.5 stories (28 ft.)	
P Story Height (min/max)	9 ft.	12 ft.
First Floor Elevation (min)	2 ft.	

PERMITTED BUILDING COMPONENTS	
Awning	See §3.D.2
Entry Canopy	See §3.D.3
Bay	See §3.D.4
Balcony	See §3.D.5
Deck	See §3.D.6
Dormer Window	See §3.D.8
Cross Gable	See §3.D.9
Side Wing	See §3.D.10
Rear Addition	See §3.D.11

d. Uses & Features



FACADE COMPOSITION		
S Ground Story Fenestration (min/max)	20% min.	50% max.
T Upper Story Fenestration (min/max)	20% min.	50% max.

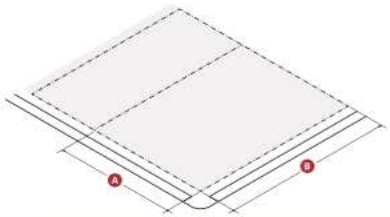
PERMITTED BUILDING FRONTAGE	(1 required)
Stoop	See §3.E.2
Portico	See §3.E.3
Porch, Projecting	See §3.E.4
Porch, Engaged	See §3.E.5

USE & OCCUPANCY	
Use Category	Residential
Dwelling Units (max)	2
Outdoor Amenity Space (min)	1/ Dwelling Unit

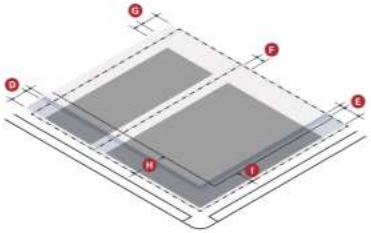
15. COMMERCIAL BUILDING

A multi-story building type limited to commercial uses.

a. Lot Standards



b. Placement



LOT DIMENSIONS		
A Width (min/max)		
3MU, 4MU, FAB, CI	30 ft.	150 ft.
5MU - 10MU	30 ft.	200 ft.
B Depth (min)	–	
3MU, 4MU, & FAB	40 ft.	
5MU - 10MU	100 ft.	
C Area (max)	–	
3MU & FAB	20,000 sq. ft.	
4MU & CI	28,000 sq. ft.	
5MU	40,000 sq. ft.	
7MU & 10MU	45,000 sq. ft.	

LOT COVERAGE	
Permeable Surface	10%

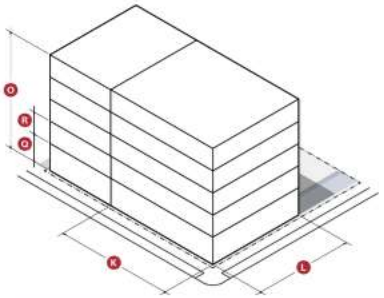
BUILDING SETBACKS		
Contextual Front Setback (see §.3.B.2.b)	Required	
D Primary & Secondary Front Setback		
3MU & 4MU (min/max)	2 feet	12 feet
5MU - 10MU (min/max)	2 feet	15 feet
FAB & CI (min/max)	2 feet	12 feet
F Side Setback (min)	0 ft.	
Side Setback Abutting NR (min)	5 ft.	
G Rear Setback (min)	10 ft.	
Rear Setback Abutting NR (min)	15 ft.	

PARKING SETBACKS	
H Primary Front Setback (min)	–
3MU & FAB	20 feet
4MU - 10MU, CI	30 feet
I Secondary Front Setback (min)	–
Surface Parking	10 feet
Structured Parking	2 feet
3MU - 5MU, FAB, CI	2 feet
7MU & 10MU	30 feet

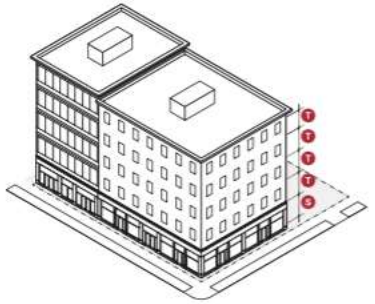
COMMERCIAL Building (cont.)

A multi-story building type limited to commercial uses.

c. Height & Massing



d. Uses & Features



MAIN BODY	
J Facade Build Out (min)	80%
M Floor Plate (max)	–
3MU & FAB	15,000 sq. ft.
4MU & CI	22,000 sq. ft.
5MU	30,000 sq. ft.
7MU & 10MU	–
Up to 5 stories	36,000 sq. ft.
Above 5 stories	20,000 sq. ft.
N Building Height (min)	–
3MU - 10MU	2 stories
O Building Height (max)	–
3MU & FAB	3 stories (45 ft.)
4MU & CI	4 stories (55 ft.)
5MU	5 stories (70 ft.)
7MU	7 stories (100 ft.)
10MU	10 stories (135 ft.)
O Ground Story Height (min)	–
3MU & FAB	12 ft.
4MU - 10MU, CI	14 ft.
R Upper Story Height (min)	9 ft.

PERMITTED BUILDING COMPONENTS	
Awning	See §3.D.2
Entry Canopy	See §3.D.3
Bay	See §3.D.4
Balcony	See §3.D.5

FACADE COMPOSITION		
S Ground Story Fenestration (min)	–	
3MU, 4MU, FAB, & CI	60%	
5MU - 10MU	70%	
T Upper Story Fenestration (min/max)	20% min	50% max.
Blank Wall (max)	20 ft.	

PERMITTED BUILDING FRONTAGE	(1 required)
Forecourt	See §3.E.7
Lobby Entrance	See §3.E.8
Storefront	See §3.E.9
Terrace	See §3.E.10
Lightwell	See §3.E.11

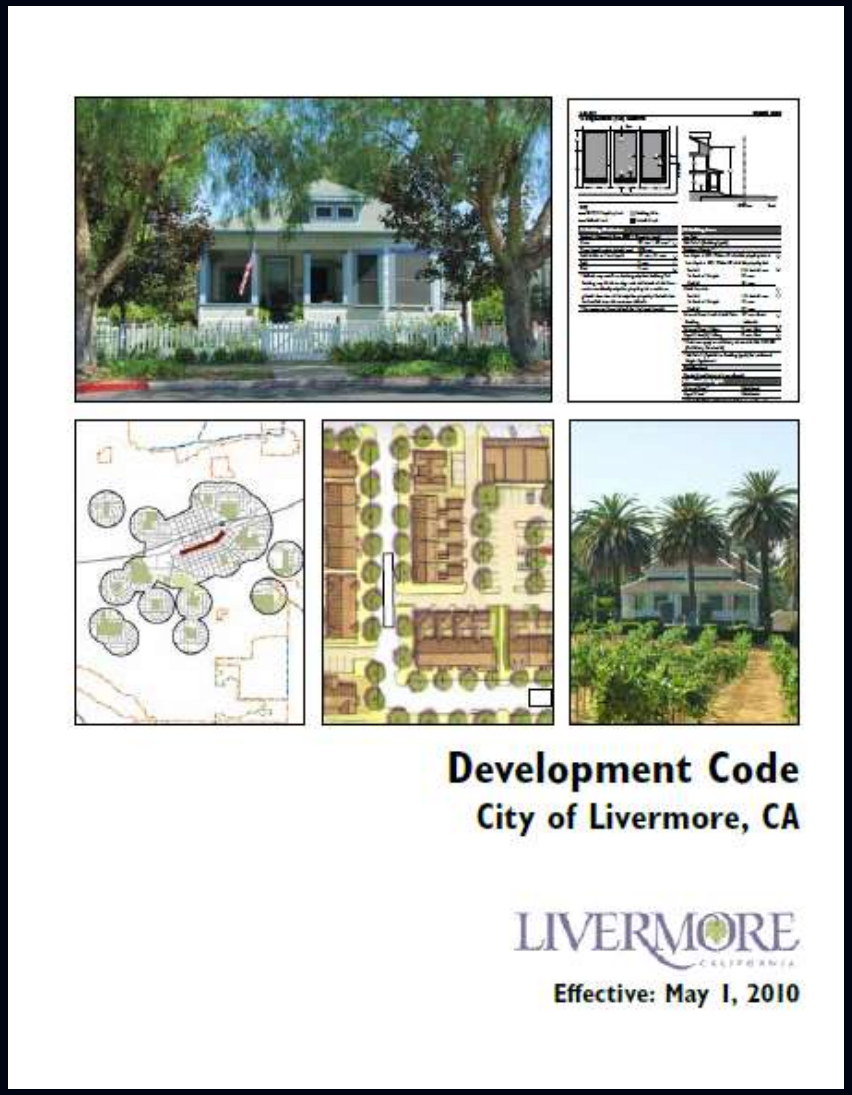
PEDESTRIAN ACCESS	
Principal Entrance Spacing (min)	30 ft.

USE & OCCUPANCY	
Tenant Space Depth (min)	–
3MU & FAB	20 ft.
4MU - 10MU, CI	30 ft.
Permitted Use	See Article 5: Use Provisions

6

6 UP FRONT EXPENSE = LONG-TERM SUCCESS

Form Based Code: Livermore



2011
Driehaus
Form-Based Codes
Award

Winner

From Mall to Neighborhood Main Street

OPTICOS

OPTICOS

Neighborhoods

Illustrate Specific Build Out to Get Consensus


CAYUGA DR
PINE ST
CRANE AV
RINCON AVE
T4 - Main Street
T4 - Neighborhood Open
T4 - Neighborhood

OPTICOS

Livermore Development Code: Hybrid Model

The Livermore Transect Zones and Intent

T3N	T4N	T4N-O
		
T3-Neighborhood	**T4-Neighborhood**	**T4-Neighborhood-Open**
Desired Form	**Desired Form**	**Desired Form**
Residential	Residential	Residential
Intent	**Intent**	**Intent**
This zone's primary intent is to allow additions and new development that respect and protect the integrity and quality of the neighborhoods adjacent to downtown. This zone allows for new additions and single-family houses to be built in the scale and character of the existing neighborhood. Carriage house units provide additional housing opportunities within these walkable neighborhoods.	This zone's primary intent is to build upon the unique characteristics of Livermore's walkable downtown neighborhoods while allowing them to evolve. A mixture of different small-footprint, medium-density building types such as bungalow courts, duplexes, and courtyard apartments help reinforce the walkable nature of the neighborhood and support neighborhood-serving commercial uses adjacent to this zone.	The primary intent of this zone is to provide an appropriate transition from a neighborhood main street or downtown environment into residential areas, and to provide flexible buildings in a residential form that allows neighborhood-serving commercial and service uses to expand as the market desires.

T4MS-O	T4MS
	
T4-Main Street-Open	**T4-Main Street**
Desired Form	**Desired Form**
Commercial/Shopfront	Commercial/Shopfront
Intent	**Intent**
The primary intent of this zone is to provide an appropriate transition from the neighborhood main street into residential areas, and to provide flexible ground-floor spaces in a commercial form that can allow the ground-floor "shopfront" environment to expand as the market desires.	The primary intent of this zone is to integrate vibrant main street commercial and retail environments into neighborhoods that will provide day-to-day commercial amenities within walking distance, reinforce an existing or potential transit stop, and serve as a focal point for the neighborhoods.

T3, T4 modified zones are established in the code . . . for now

Livermore Development Code: Hybrid Model

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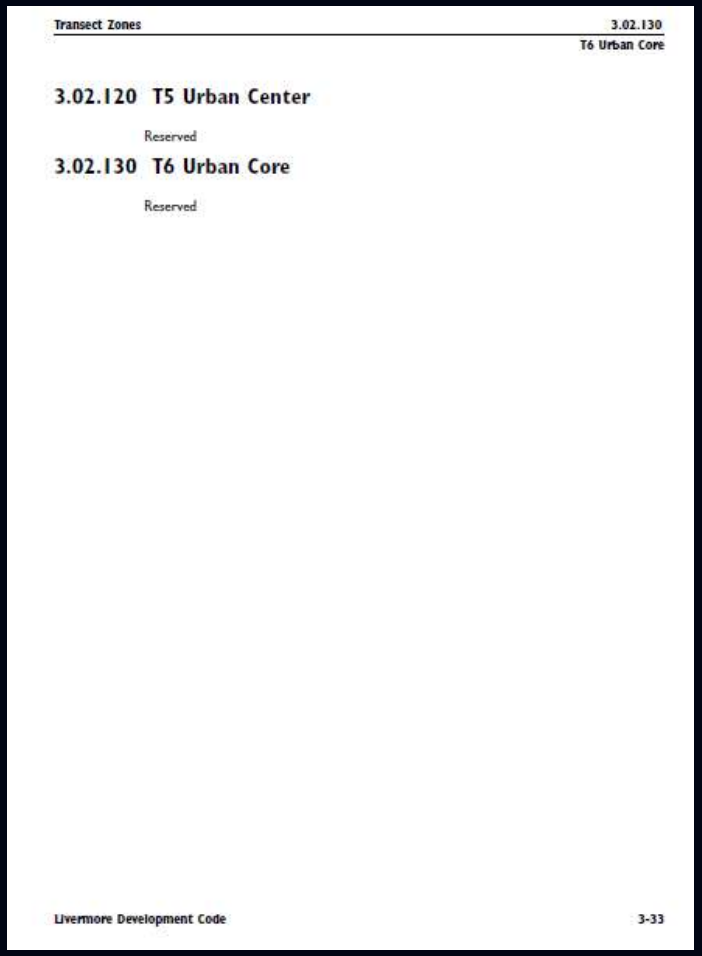
Transect Zones have their own development regulation section

Livermore Development Code



3.02.120 T5 Urban Center

Reserved

3.02.130 T6 Urban Core

Reserved

Room for expansion

Livermore Development Code

Chapter 3.03: Non-Transect Zones

Sections:

3.03.010 Purpose
3.03.020 Applicability
3.03.030 Residential Rural (R-R) Zone
3.03.040 Suburban Residential (R-S) Zone
3.03.050 Residential Low Density (R-L) Zone
3.03.060 Multiple Family Residential (MFR) Zone
3.03.070 Suburban Multiple Residential (RG) Zone
3.03.080 Commercial Service (CS) Zone
3.03.090 Highway Service Commercial (CHS) Zone
3.03.100 Neighborhood Business Commercial (CNB) Zone
3.03.110 Commercial Office (CO) Zone
3.03.120 Professional Office (CP) Zone
3.03.130 Research and Development (I-1) Zone
3.03.140 Light Industrial (I-2) Zone
3.03.150 Heavy Industrial (H-I) Zone
3.03.160 Education and Institution (E) Zone
3.03.170 Open Space (OS) Zone
3.03.180 Airport (AIR) Zone

3.03.010 Purpose

This chapter provides regulatory standards governing land use and building form within the Non-Transect-based zoning areas. The Code is a reflection of the community vision for implementing the intent of the General Plan. These standards are intended to ensure that proposed development is compatible with existing and future development on neighboring properties, and produces an environment of desirable character, consistant with the General Plan and any applicable specific plan.

3.03.020 Applicability

The requirements of this Chapter shall apply to all proposed development within Non-Transect-based zones, and shall be considered in combination with the standards for the applicable zone in Part 4 (General to Zones) and those in Part 6 (Specific to Uses). If there is a conflict between any standards, the provisions of Part 3 (Specific to Zones) control over Part 4 and the provisions of Part 6 control over Parts 3 and 4.

3.03.140 Light Industrial (I-2) Zone

A. Purpose

The I-2 (Light Industrial) zone is applied to areas of the City that are appropriate for professional and administrative facilities, research institutions, manufacturing operations, and green technology facilities not proposed to be located in a "campus" type environment. It is intended to provide an optimum general industrial environment by providing an alternate choice for industrial land uses that are compatible with adjacent residential uses and buffered from them.

B. Building Placement Requirements

Setback[1,2]	
Front and Side Streets	
Major streets	35' min.
All Other Streets	25' min.
Rear	
Lots adjacent to R zone	25' min.
All Others [3]	No minimum
Side	
Lots adjacent to R zone	25' min.
All Others [3]	No minimum

[1] All required setbacks adjacent to streets shall be landscaped, except for driveways and sidewalks that are found to be necessary for the efficient use of the property. Where a building front is visible from the street, a minimum five-foot wide landscape strip abutting the foundation shall be included, allowing for necessary entrances.

[2] A landscaped strip of land, at least 25' wide, shall be maintained along any property line where a I-2 zone abuts a residential area.

[3] 20' min. rear and side setbacks for structures with height greater than 40'.

C. Building Form Requirements

Building Height *	45' max.
Lot Coverage	45%

* The height may be increased up to a maximum of 100' with a Conditional Use Permit.

D. Parking Requirements

See Chapter 4.04 (Parking Standards).

E. Lot Requirements

Minimum Lot Size	20,000 sf

F. Miscellaneous Requirements

Site Plan and Design Review is required prior to the development of any site, including the construction of any structure and the establishment of any open land use (Section 9.07).

No use shall be permitted that creates vibration, heat, glare or electrical disturbance beyond the boundaries of the site.

The rest of the code is separate

Livermore Development Code

Part 4: General to Zones

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General development standards identify those that apply in transect zones and those that apply in non-transect zones

Livermore Development Code

Part 4: General to Zones

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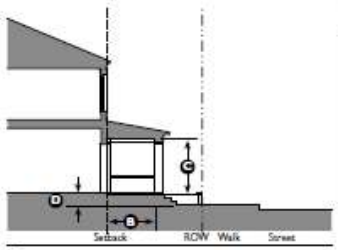
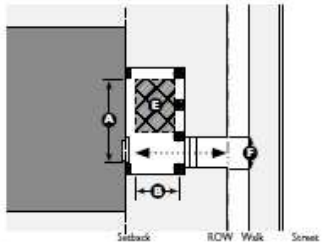




Key

--- ROW / Property Line

— Setback Line

4.03.030 Porch: Projecting

Description

The main facade of the building typically has a small-to-medium setback from the property line. The resulting front yard is typically very small and may or may not be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and has a roof form that is separate from the main house.

Size		
Width, clear	10' min.	A
Depth, clear	8' min.	B
Height, clear	8' min.	C
Finish level above sidewalk	18" min.	D
Furniture area, clear	4' x 8' min.	E
Path of travel	3' wide min.	F

Miscellaneous

Porch may be one or two stories.

Projecting porches are open on three sides and must have a roof.

Full-length projecting porch with stairs perpendicular to street.

Partial-length projecting porch with stairs parallel to street.

For example . . . Frontage standards identifying porch, stoop, forecourt, shopfront and gallery apply in transect zones

Livermore Development Code

5.01.070 Duplex, Stacked

General Note: the drawings and photos below are illustrative.

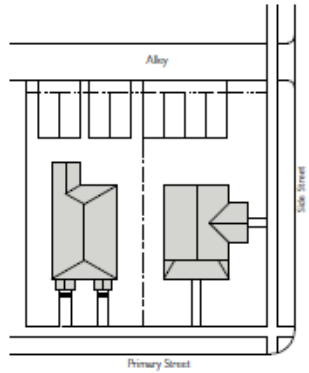
The entry to the right opens to a stair leading to the upper unit, which takes up the entire upper floor. The door to the left opens directly into the lower unit, which takes up the entire lower floor.

The scale of this duplex makes it compatible with adjacent single-family homes.

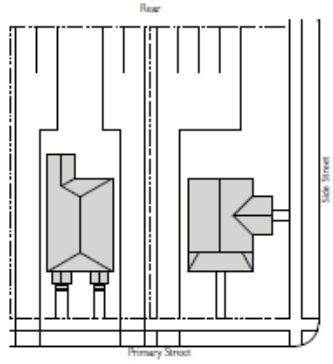
A. Description

This Duplex building type consists of structures that contain two units, one on top of the other. This building type has the appearance of a medium to large single-family home. This type is typically integrated sparingly into single-family neighborhoods or more consistently into neighborhoods with other medium-density types such as bungalow courts, fourplexes, or courtyard apartments. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.

This is the preferred type of duplex on 50' wide lots in Livermore neighborhoods not zoned for single-family because it is capable of accommodating two units in a smaller footprint, thus maximizing compatibility in size and privacy to the rear of adjacent units.



Typical Alley Loaded Plan Diagram



Typical Front Loaded Plan Diagram

Key

---ROW / Property Line ▩ Building Area

B. Lot	
Lot Size	
Width	50' min., 75' max.
Depth	100' min., 150' max.
C. Pedestrian Access	
Main Entrance Location	Primary street
On corner lots each unit shall front a different street.	
D. Frontages	
Allowed Frontages	
Porch	
Stoop	
E. Vehicle Access and Parking	
Parking spaces may be enclosed, covered, or open.	

F. Open Space, Usable	
Width	15'/unit min.
Depth	15'/unit min.
Open Space Area	300 sf min.
Required street setbacks and driveways shall not be included in the open space area calculation.	
G. Building Size and Massing	
Main Body	
Width	36' max.
Secondary Wing	
Width	24' max.
Detached Garage	
Width	36' max.
Depth	25' max.
H. Miscellaneous	
Both units shall have entries facing the street no more than 10' behind, the front façade.	

Building types established for transect zones

Livermore Development Code

5.01.110 Courtyard Apartment

General Note: the drawings and photos below are illustrative.

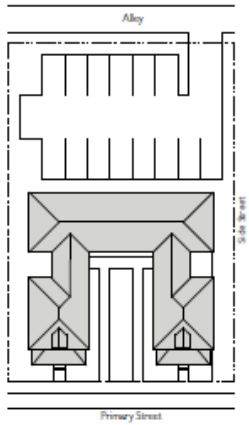
C-shaped courtyard building with short wall defining the threshold for the sidewalk into the courtyard, from which all units are entered.

Entries from units engaging and activating the courtyard.

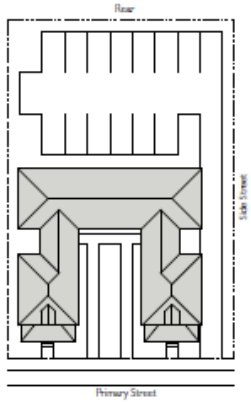
Courtyard building with stooped entries and seating area as the focal point for the shared space.

A. Description

The Courtyard Apartment building type consists of structures that contain multiple attached and stacked units, accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. This type is typically integrated sparingly into single-family neighborhoods or more consistently into neighborhoods with other medium-density types such as duplexes, fourplexes, or courtyard apartments. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.



Typical Alley Loaded Plan Diagram



Typical Front Loaded Plan Diagram

Key

---ROW / Property Line ▩ Building Area

B. Lot	
Lot Size	
Width	100' min., 150' max.
Depth	100' min., 150' max.
C. Pedestrian Access	
Main Entrance Location	Public Courtyard
No more than 3 units may enter from one stoop or corridor.	
D. Frontages	
Allowed Frontages	
Porch	
Stoop	
E. Vehicle Access and Parking	
Parking spaces may be enclosed, covered or open.	
Garages may be detached or tuck-under.	

F. Open Space, Usable	
Courtyard	
Width/depth/height ratio	1:1
Width/depth	20' min.
% of width of building	50% max.
Edge of courtyard not defined by building shall be defined by 2'-6" to 3' tall wall.	
No private open space is required.	
G. Building Size and Massing	
Main Body	
Width	80' max.
Secondary Wing	
Width	30' max.
Detached Garage	
Depth	30' max.

Building types established for transect zones

7

7 GOOD CODES=

GREAT RESULTS

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What Do People Say About It?

"It shortens the review time for projects and gives developers a better idea of what the city requires"

Mike Moore, City of Petaluma, CA

From: Form Based Codes Institute

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What Do People Say About It?

"(Form Based Codes) will provide a consistency of how neighboring properties will be improved."

Michael Arendt, Luther Burbank Savings Bank

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The Form Based Code
What Do People Say About It?

"The easiest way to facilitate . . . projects is for municipalities to conduct and complete the environmental review, establish the desired land use, proscribe design guidelines and expedite the application review."

Frank Denney, Home Builders Assoc. of Northern CA

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The Form Based Code
What Do People Say About It?

"We can't tell if the (form-based code) is a radical, green left-wing document or a developer-friendly, market based right-wing one"

Jose Sanchez, Santa Rosa Press-Democrat

From: Form Based Codes Institute

The Form Based Code

Achieving Outcomes

The Form Based Code

- A tool to achieve a desired outcome
- One of a number of tools
- One of the more integrated tools

The Form Based Code

- A tool to achieve a desired outcome
- One of a number of tools
- One of the more integrated tools

- Benefits to the community
  - Codes the outcome of a planning process
  - Helps the community understand outcomes in physical form
  - Facilitates high-value development in areas where feasible

The Form Based Code

- A tool to achieve a desired outcome
- One of a number of tools
- One of the more integrated tools

- Benefits to the community
  - Codes the outcome of a planning process
  - Helps the community understand outcomes in physical form
  - Facilitates high-value development in areas where feasible

- Benefits to property owners:
  - Certainty on development options
  - Development ideas tested in the planning process
  - Confidence that neighbors will be held to same high standards

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