Speakers

– **Matt Goebel, AICP, Clarion Associates**
  – Background: What’s a form-based code? Recent examples from the western US.

– **Brewster McCracken, Council Member, City of Austin, Texas**
  – Building local consensus for form-based codes.

– **Al Zelinka and Jason Jones, RBF Consulting**
  – Overview of the new Ketchum, Idaho, form-based code.
“A method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm by controlling physical form primarily, and land uses secondarily, through city or county regulations.”

– Form-Based Codes Institute
Common Form-Based Code Characteristics

Pedestrian Areas

Versus
Common Form-Based Code Characteristics

Development Orientation

Versus
Common Form-Based Code Characteristics

Parking Location

Versus
Common Form-Based Code Characteristics

Internal Site Connectivity
Common Form-Based Code Characteristics

Mix of Uses
Common Form-Based Code Characteristics

Heavy emphasis on pictures, illustrations, and graphics to convey the intended urban design

Example of Vertical Articulation
(Buckeye, AZ, Commercial Design Standards)
Common Form-Based Code Characteristics

- Typically applies to a discrete area, though increasingly form-based approaches are being considered community-wide.
Common Form-Based Code Characteristics

- Often highly prescriptive
Huning Highland East Downtown Urban Conservation Overlay Zone (March 2005)

– Focuses on revitalization of commercial core and nearby areas

– **Regulating Plan** establishes principles:
  – Pedestrians first
  – Daily needs within walking distance
  – Traditional building types for mix of uses
  – Housing variety
  – Live above stores/businesses
  – Etc.
IMPLEMENTATION PROCESS MATRIX

<table>
<thead>
<tr>
<th>Development Category</th>
<th>A.R.C. + L.U.C.C. Staff Reviews</th>
<th>L.U.C.C. Reviews</th>
<th>D.R.C. + S.P.H.O. Reviews</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corridor Preservation</td>
<td>●</td>
<td>●</td>
<td>●</td>
</tr>
<tr>
<td>Street General</td>
<td>●</td>
<td>●</td>
<td>●</td>
</tr>
<tr>
<td>Significant, Contributing &amp; City Landmarks</td>
<td>●</td>
<td>●</td>
<td>●</td>
</tr>
<tr>
<td>Buildings of Note</td>
<td>●</td>
<td>●</td>
<td></td>
</tr>
<tr>
<td>Parks &amp; Open Space (reserved)</td>
<td>●</td>
<td>●</td>
<td></td>
</tr>
<tr>
<td>Public Right of Way</td>
<td>●</td>
<td>●</td>
<td></td>
</tr>
</tbody>
</table>

* Appeals - Appeals of Staff decisions shall be sent to L.U.C.C.

ARC - Architectural Review Committee - a standing advisory committee of the LUCC to review proposals for non-contributing properties. It shall consist of one LUCC Member & one member from each city-recognized neighborhood association within the boundaries of the HHHOZ and the Huning Highland ED UCOZ. One staff person shall act as facilitator of the committee and shall have the sole authority to render administrative rulings and issue Certificates of Compliance for approved proposals. Selection of the Committee’s representatives and terms of service shall be determined by the LUCC.

LUCC - Landmarks & Urban Conservation Commission, distinct from LUCC staff.

HHHOZ - Huning Highland Historic Overlay Zone

UCOZ - Urban Conservation Overlay Zone

SHPO - State Historic Preservation Office

DRC - Design Review Committee with City Municipal Development Department

NON-CONTRIBUTING PROPERTIES: Any property that is not designated as a Significant or Contributing property within the Huning Highland Historic District or is not designated as a City Landmark or a Building of Note based on the most current survey of the Historic District.

NOTE: Landscape Regulation - should be distinct from the existing and proposed prototypical standards currently being developed by the City Municipal Development Department. The landscape design should reflect the more urban character of this area in its programming, detailing, and planting intensity.
The CORRIDOR PRESERVATION category protects existing properties that are considered significant or contributing within the Huning Highland Historic District and establishes building standards for new buildings to ensure the building pattern is maintained and to complement the architectural character-defining features of the UCOZ as identified herein.

1. GENERAL RULES: USES & MISC.
Potential building typologies and frontages are available in the Appendix.

2. ARCHITECTURE: FORM & ELEMENTS
A. See the Architectural Standards for specific requirements and parameters for architectural materials and configurations.
B. Ground floor building frontage shall be designed with 30-80% of the building frontage glazed, with the window sill no higher than thirty inches (30") above the finished floor.
C. Placement– openings shall occur along Broadway, & side-street façades at thirty feet (30') on center minimum; openings to be three (3') wide minimum.
D. Entrance– each ground floor use shall have 1 entrance minimum for each thirty feet (30') or less of building frontage length.
E. Articulation– building façade at front and side street shall change each fifty feet (50') minimum in height, or setback, or material.
F. Property walls & fences– as allowed in current City regulations at fronts, sides & rear of buildings. See Architectural Standards for specific requirements and parameters.
G. Drive-thru type buildings not allowed in this category.

1. SETBACKS
Buildings shall be placed within the shaded area as shown in the above diagram.
A. Front Setback: per historic setbacks per lot
B. Side Street Setback: same as above
C. Side-yard Setback: five foot (5') minimum
D. Rear Setback: five foot (5') minimum

2. HEIGHT
Building height shall be measured in feet from grade as defined in the zoning code [on site] to top of parapet or midpoint of pitch.
Maximum: 4 stories/52'-0" high.

1. ENCROACHMENTS ALLOWED
Porches may encroach into the setback as shown in the shaded area. Encroachments into Public Right of Way [ROW] shall follow existing City regulations.
A. Front encroachment: eight foot (8') maximum
B. Side street encroachment: eight foot (8') maximum

Maximum encroachment height is 1 story.

1. PARKING REQUIREMENTS
On-site parking allowed only in shaded areas as shown.
A. Front setback: 50% of lot depth minimum
B. Side street setback: twenty feet (20') minimum
C. Side setback: ten feet (10') minimum
D. Rear setback: five feet (5') minimum

Parking requirements below are subject to reductions due to mixed-uses and location on transit corridor:

2. LANDSCAPE REQUIREMENTS
The landscape design should reflect the more urban character of this area in its programming, detailing, and planting intensity.
The landscape should be distinct from the existing and proposed prototypical standards currently being developed by the City.
Western Form-based Code Examples
Denver, Colorado

- Blueprint Denver and East Colfax Area Plan recommend higher density, pedestrian-friendly, mixed-use development along Denver’s transit-rich commercial corridors, or "Main Streets"
Existing conditions
Mixed-use buildings on one block
Public street improvements: street trees, street lamps, decorative traffic signals, bulbouts
Additional mixed-use development, remodeling of existing buildings
Three new Main Street zone districts established in Sept 2005: MS-1, MS-2, and MS-3
Western Form-based Code Examples
Denver, Colorado

Standards address:

- Windows
- Building placement
- Setback from residential zones
- Height and upper-story setbacks
- Parking (amount and location)
- Transparency
- Entrances
- Uses
Plan to adopt form-based SmartCode city-wide in late 2007 (work in progress)

Mandatory in downtown, edge areas, and newly annexed areas

“Parallel zoning” in all other areas (owners choose SmartCode or current regulation)
- Establishing “transect zones” to create a range of building types, thoroughfare types, and civic spaces
Hurdles reported by planning director:

- Integrating new street types into existing traffic plan and patterns
- Compatibility of form-based areas with existing neighborhoods
- Narrow streets raise engineering issues
- Embracing mixed use in urban areas
– New commercial design standards & mixed-use ordinance adopted in fall of 2006

– Task Force established to raise the bar of development quality in Austin, but within a regulatory structure offering flexibility, not strict requirements
Standards Based on Adjacent Roadway Types

1. Core Transit Corridor
2. Internal Circulation Route
3. Urban Roadway
4. Suburban Roadway
5. Highway or Hill Country Roadway
CORE TRANSIT CORRIDORS (CTC) & FUTURE CORE TRANSIT CORRIDORS

Core Transit Corridors identified in the May 12, 2005 City Council Approved Design Standards Policy Document, with recommended amendments made August 4, 2008.

Produced by City of Austin
NPZO
August 7, 2006

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.
<table>
<thead>
<tr>
<th>Section</th>
<th>Standard</th>
<th>Applies if the Principal Street Is:</th>
<th>Applies to the Following:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.2: Core Transit Corridors: Sidewalks and Building Placement</td>
<td>Core Transit Corridor</td>
<td>- All zoning districts - Single-family residential uses are exempt, in addition to the general exemptions in Section 1.2.3.</td>
<td></td>
</tr>
<tr>
<td>2.3.1: Internal Circulation Systems for Large Sites</td>
<td>- Core Transit Corridor - Urban Roadway</td>
<td>- All zoning districts (development of any site five acres or larger) - See additional exemptions in 2.3.1.8.</td>
<td></td>
</tr>
<tr>
<td>2.3.2. Improvements to Encourage Pedestrian, Bicycle, and Vehicular Connectivity</td>
<td>All roadway types</td>
<td>- Projects with a net site area of three acres or more in all non-residential zoning districts - Projects with a net site area of less than three acres that have parking between the building and the principal street in all zoning districts</td>
<td></td>
</tr>
<tr>
<td>2.4: Parking Reductions</td>
<td>All standards</td>
<td>All roadway types</td>
<td>All non-residential zoning districts</td>
</tr>
<tr>
<td>2.5: Exterior Lighting</td>
<td>All standards</td>
<td>All roadway types</td>
<td>All zoning districts</td>
</tr>
<tr>
<td>2.6: Screening of Equipment and Utilities</td>
<td>All standards</td>
<td>All roadway types</td>
<td>- All non-residential zoning districts - The following uses are exempt, in addition to the general exemptions of Section 1.2.3.: local utilities service use, electric service transformers within the right-of-way, telecommunication tower</td>
</tr>
<tr>
<td>2.7: Private Common Open Space and Pedestrian Amenities</td>
<td>All standards</td>
<td>All roadway types</td>
<td>All site plans five acres in size or larger</td>
</tr>
</tbody>
</table>

City of Austin
Subchapter E: Design Standards and Mixed Use
Sidewalks and Building Placement

- Street/tree furniture zone and clear zone required
Sidewalks and Building Placement

- **8’ min.** REQUIRED street tree/furniture zone
- **7’ min.** REQUIRED clear zone
- **20 - 30’ max.** OPTIONAL supplemental zone
Internal Circulation Systems for Large Sites

- Required for most sites of five acres or larger
- Must use “Internal Circulation Routes” to divide the site into internal blocks

330’ max. 660’ max.
Options to Improve Building Design

- Determine number of required “points” based on planned design features
- One base point earned per building, plus additional points for certain features
- Examples:
  - +1 point if individual use is greater than 100,000 sq ft
  - +3 points if building has an exterior trademarked design feature 12 feet or less above grade
  - Etc.
- Earn points by selecting from a menu of design improvements.
### Menu of Design Improvements

<table>
<thead>
<tr>
<th>1-POINT OPTIONS</th>
<th>2-POINT OPTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achieve City of Austin Green Building Program 1-star rating.</td>
<td>Achieve City of Austin Green Building Program 2-star rating.</td>
</tr>
<tr>
<td>Provide for liner stores in building façade.</td>
<td>75% of façade facing principal street consists of storefronts with at least 2 separate entrances facing principal street.</td>
</tr>
<tr>
<td>Provide façade articulation meeting specified standards.</td>
<td>Provide sustainable roof meeting specified standards.</td>
</tr>
<tr>
<td>Provide primary entrance design meeting specified standards.</td>
<td>Integrate solar power generation into building design.</td>
</tr>
<tr>
<td>Provide roof design meeting specified standards.</td>
<td></td>
</tr>
<tr>
<td>Provide building materials meeting specified standards.</td>
<td></td>
</tr>
<tr>
<td>Improve existing storefronts to meet new glazing requirements.</td>
<td></td>
</tr>
<tr>
<td>100% of glazing on ground-floor facades facing street or parking lot with visual transmittance (VT) of 0.6 or higher.</td>
<td>Achieve City of Austin Green Building Program 3-star rating.</td>
</tr>
<tr>
<td>Comply with neighborhood design guidelines (if applicable).</td>
<td>Develop VMU building.</td>
</tr>
</tbody>
</table>

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- Comply with neighborhood design guidelines (if applicable).
- Develop VMU building.
- Achieve City of Austin Green Building Program 3-star rating.
- Integrate solar power generation into building design.
- Provide sustainable roof meeting specified standards.
- 75% of façade facing principal street consists of storefronts with at least 2 separate entrances facing principal street.
- Achieve City of Austin Green Building Program 2-star rating.
- Provide building materials meeting specified standards.
- Provide roof design meeting specified standards.
- Provide primary entrance design meeting specified standards.
- Provide façade articulation meeting specified standards.
- Provide for liner stores in building façade.
- Achieve City of Austin Green Building Program 1-star rating.
VMU Buildings

- Intended for Core Transit Corridors and sites zoned for mixed use

- Standards
  - Residential plus other uses required
  - Pedestrian-oriented commercial spaces required
  - Affordable units required
  - Exempt from certain standards (e.g., FAR, building coverage, setbacks) subject to neighborhood opt-in/opt-out process
What’s a Form-Based Code?

“Cities have to move to a new system. They should look at the streets they like and the public spaces they like and then write the rules to get more of what they like and less of what they don’t.”

– Peter Katz
Speakers

– Matt Goebel, AICP, Clarion Associates
  – Background: What’s a form-based code? New examples from the western US.

– Brewster McCracken, Council Member, City of Austin, Texas
  – Observations on form-based codes from a local official’s perspective.

– Al Zelinka and Jason Jones, RBF Consulting
  – Overview of the new Ketchum, Idaho, form-based code.