




# The “ABC’s” of “FBC’s”

# Agenda

1. Welcome & Introductions
  2. Basics of “Mixed Use Codes” (aka Form Based Codes)
  3. Applicability in the City of Venice
  4. Review and Discussion
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# *What do we want to accomplish?*

- Introduce Form Based Codes and their history
- Understand the regulating plan
- Understand the benefits (and drawbacks) of FBCs
- Relate FBCs to the City of Venice
- Understand our role in administering FBCs



# Basics of “Mixed Use Codes” Form Based Codes

# What's is a Form Based Code?

## Form-Based Code

/fôrm-bāsed kōd/

*noun*

1. A form-based code is a land development regulation that fosters **predictable** built results and a high-quality **public realm** by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation

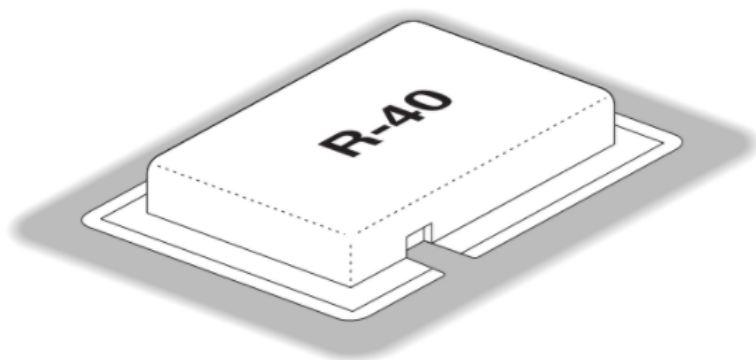
Form-Based Codes Institute



# Difference between Conventional Zoning and Form Based Codes

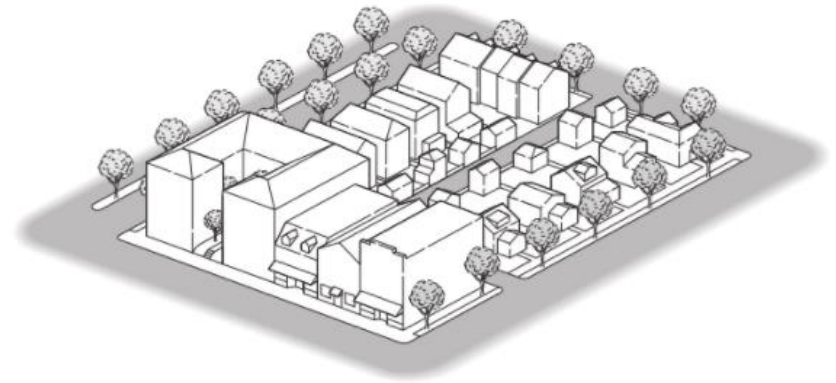
## Conventional Zoning

Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified



## Form-Based Codes

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.

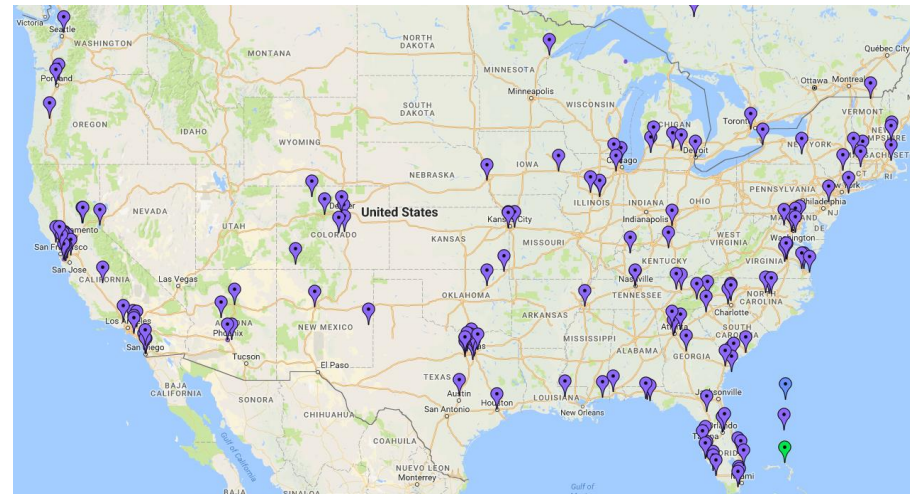


Goal is Predictability in Character through a focus on the “buildings” themselves rather than the uses within them but.....

Is this all there is to them?

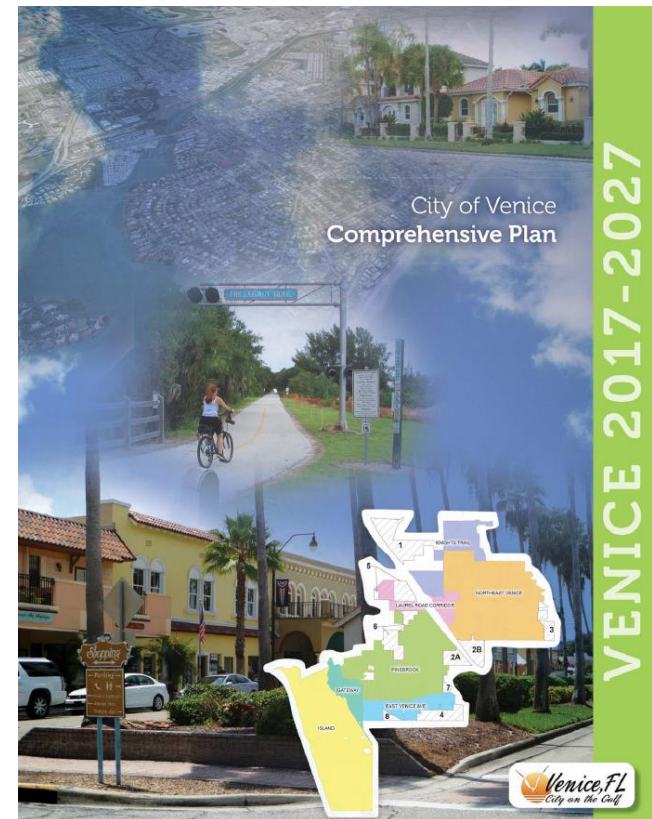
# History of Form Based Codes

- History of Form Based Code
- *“Form Based Code” is a response to the shortfall of traditional (Euclidean) zoning to produce predictable results.*
  - *Roots of FBC date back to Haussman’s plan for Paris, stipulating ratios of building heights to street widths (late 19<sup>th</sup> Century)*
  - *Modern FBC guided the development of Seaside, FL (1982) and Downtown West Palm Beach (1995)*
- Now over 280 adopted FBC ordinances in the U.S.
- Most popular in areas of high growth



# Form Based Codes are a “Regulation”, Not a “Guideline”

Implements the Vision, Intent, and Strategies of the Comprehensive Plan through the establishment of regulations, procedures, and standards for the use of land typically designated by a Regulating Plan.





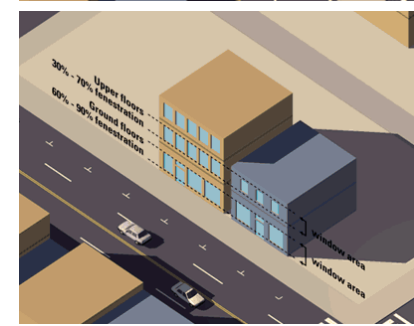
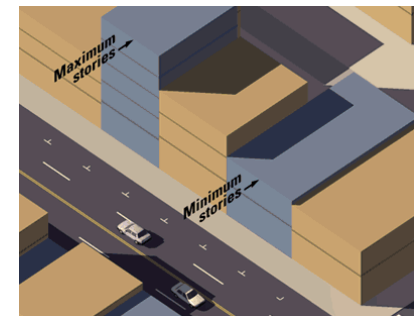
# Form Based Codes are a Regulation Tool

## 5 Main Elements make up the FBC

- Regulating Plan: “The Map”
- Public Space Standards: Regulations for Public Realm aka mobility zone
- Building Form Standards: Regulations for Private Realm aka built zone
- Administration: Project applications and review processes
- Definitions: A glossary of terms

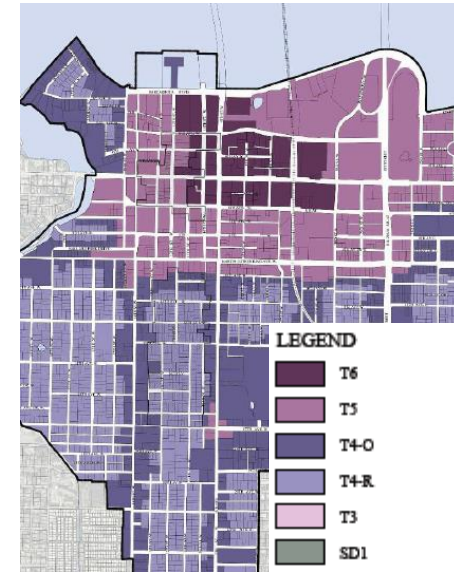
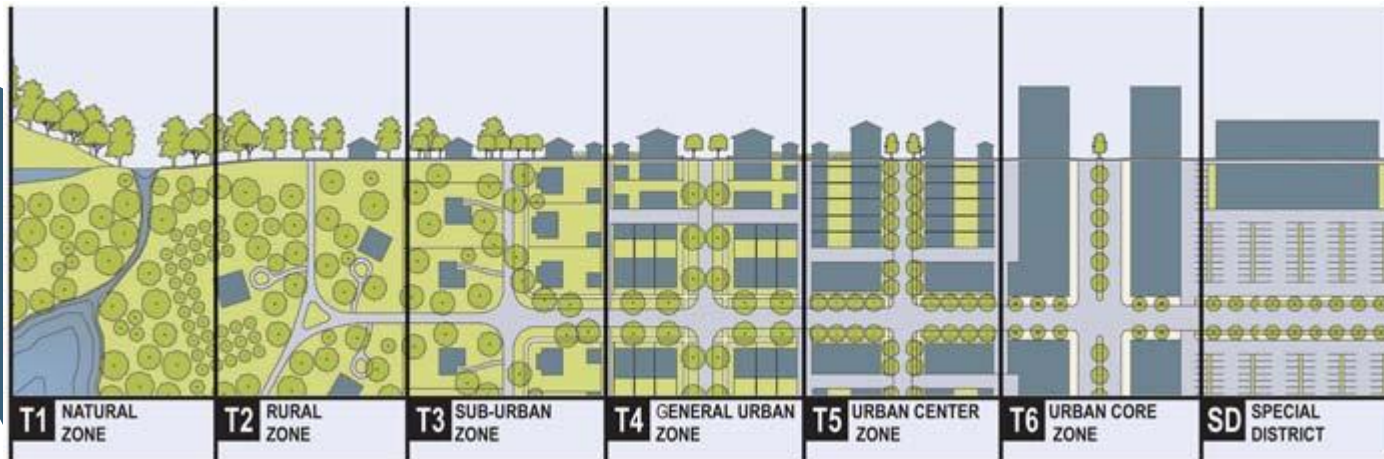
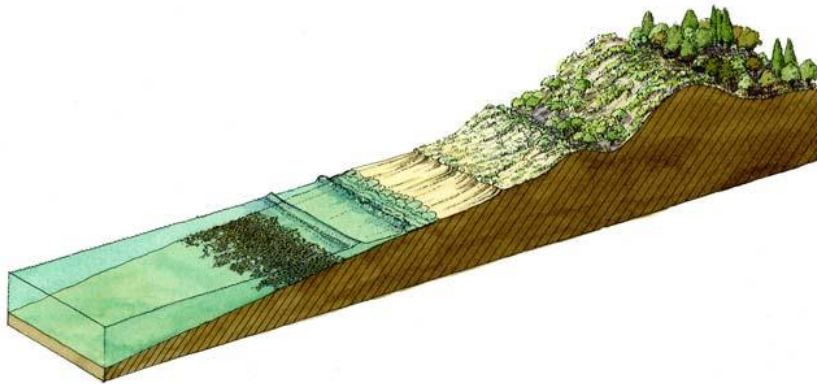


Chapter 4: Form-Based Code  
**Regulating Plan**  
 Downtown Mixed Use Master Plan Area and Parcels South of B Street



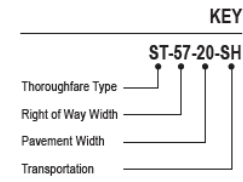
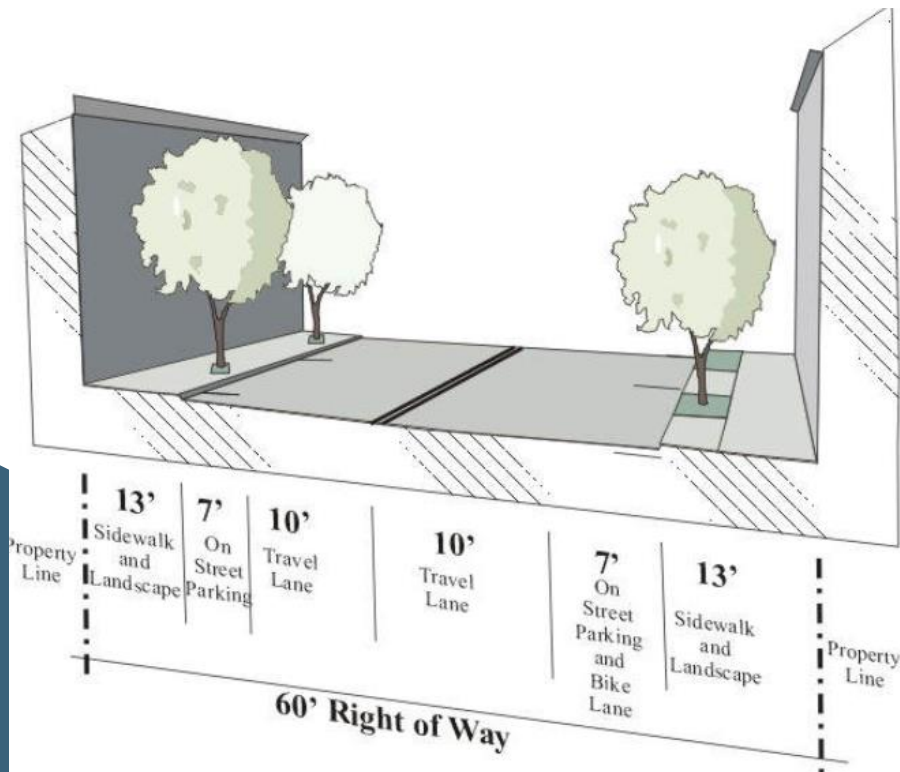
# Regulating Plan

A plan or map of the regulated area designating the locations where the different standards apply. Based on the “transect”.



# Public Space Standards

Specifications for elements within the public realm such as sidewalks, travel lanes, on-street parking, street trees, etc.



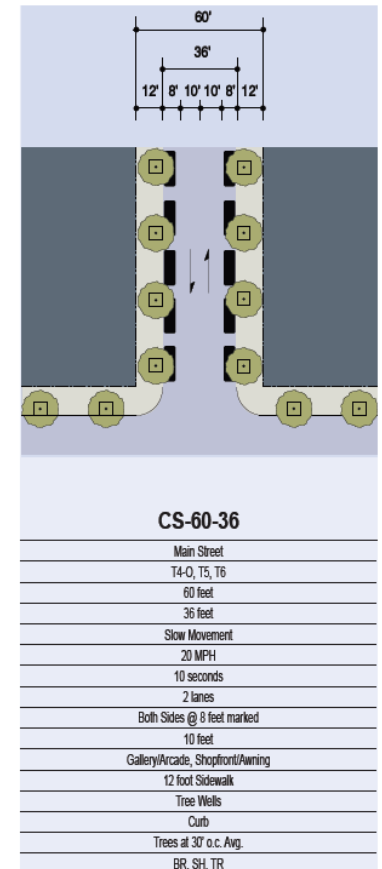
## THOROUGHFARE TYPES

- HW: Highway
- BV: Boulevard
- AV: Avenue
- CS: Commercial Street
- ST: Street
- DR: Drive
- RD: Road
- RA: Rear Alley
- RL: Rear Lane

## TRANSPORTATION TYPES

- BL: Bicycle Lane
- BT: Bicycle Trail
- BR: Bicycle Route
- SH: Sharrow
- PT: Path
- TR: Transit Route

Thoroughfare Type	Transact Zone	Right-of-Way Width	Pavement Width	Movement	Vehicular Design Speed	Pedestrian Crossing Time	Traffic Lanes	Parking Lanes	Curb Radius	Public Frontage Type	Walkway Type	Planter Type	Curb Type	Landscape Type	Transportation Provision



# Building Form Standards

Regulations defining the configuration, features, and functions of buildings and spaces that define the shape the public realm

## 24W.200.030 T4.11 (Urban Neighborhood Zone)

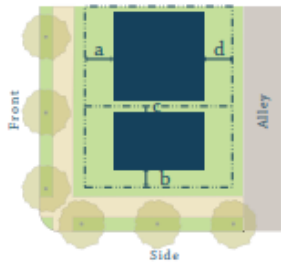


Diagram A: Building Placement

### A. Building Placement

#### 1. Primary and accessory buildings

A primary building shall be placed on a lot in compliance with the following requirements, within the shaded area as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in Section 24W.205 (Building Type Standards). An accessory building shall be placed on a lot in compliance with the following requirements, within the shaded area shown in Diagram C (Parking Placement).

Setback	Primary	Accessory
a Front	5' min.; 10' max.	N/A
b Side Street	5' min.; 10' max.	Within 50% of rear lot depth
c Side Yard	5' min.	5' min.
d Rear	10' min.	5' min.

#### 2. Architectural Encroachments

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

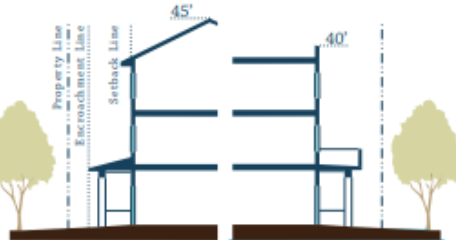


Diagram B: Building Profile

### B. Building Profile and Frontage

#### 1. Height

Each structure shall comply with the following height limits.

- Maximum Height:** 3 stories to parapet or ridgeline for primary building. For flat roof, the maximum height of the parapet cannot exceed 40'; and for sloping roof, the maximum height of the roof ridge cannot exceed 45'.
- Minimum Floor to Floor:** 15' minimum for a primary non-residential building ground floor intended for nonresidential use.
- Accessory Buildings:** 24' maximum to eave.

#### 2. Allowed Frontage Types

Only the following frontage types are allowed within the T4.11 zone, except in the Shopfront Overlay. In the Shopfront Overlay, only the Shopfront Awning type is allowed. The street facing facade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24W.204 (Frontage Type Standards).

- |                    |                     |
|--------------------|---------------------|
| a. Common yard     | f. Lightcourt       |
| b. Porch and fence | g. Shopfront Awning |
| c. Dooryard        | h. Gallery          |
| d. Stoop           | i. Arcade           |
| e. Forecourt       |                     |

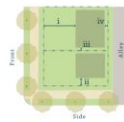


Diagram C: Parking and Services

### C. Parking and Services

#### 1. Parking and Services Placement

- Off-street parking and services shall be placed on a lot in compliance with the following requirements, within the shaded area shown in the diagram above, unless otherwise noted.
  - Front setback 10' of lot depth
  - Side street setback 15' minimum
  - Side yard setback 5' minimum
  - Rear setback 5' minimum
- Subterranean parking shall not extend beyond building footprint, and may extend to a height of 3' maximum above finished grade, provided that garage penetrator wall either aligns with face of building or becomes part of a Store or Drive-Through type.

#### 2. Parking Requirements

Each site shall be provided off-street parking as follows, designed in compliance with the requirements in Zoning Ordinance Chapter 24.415.

- Residential uses**
  - Minimum of 1 covered parking space per dwelling unit.
  - Minimum 1 guest parking space for every 10 units. Guest parking may be waived if no street parking is available.
  - Minimum of 1 triple car space for every 20 parking spaces required.
- Non-Residential**
  - Minimum of 1 parking space per 300 square feet of gross floor area.

Building Type	Allowed/Not Allowed
Single-Family Detached	Allowed
Single-Family Attached	Allowed
Two-Family Detached	Allowed
Two-Family Attached	Allowed
Three-Family Detached	Allowed
Three-Family Attached	Allowed
Four-Family Detached	Allowed
Four-Family Attached	Allowed
Five-Family Detached	Allowed
Five-Family Attached	Allowed
Six-Family Detached	Allowed
Six-Family Attached	Allowed
Seven-Family Detached	Allowed
Seven-Family Attached	Allowed
Eight-Family Detached	Allowed
Eight-Family Attached	Allowed
Nine-Family Detached	Allowed
Nine-Family Attached	Allowed
Ten-Family Detached	Allowed
Ten-Family Attached	Allowed
Eleven-Family Detached	Allowed
Eleven-Family Attached	Allowed
Twelve-Family Detached	Allowed
Twelve-Family Attached	Allowed
Thirteen-Family Detached	Allowed
Thirteen-Family Attached	Allowed
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Twenty-Eight-Family Detached	Allowed
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Forty-Six-Family Attached	Allowed
Forty-Seven-Family Detached	Allowed
Forty-Seven-Family Attached	Allowed
Forty-Eight-Family Detached	Allowed
Forty-Eight-Family Attached	Allowed
Forty-Nine-Family Detached	Allowed
Forty-Nine-Family Attached	Allowed
Fifty-Family Detached	Allowed
Fifty-Family Attached	Allowed

#### D. Building Types

Only the building types shown in the table above are allowed in the T4.11 Urban Neighborhood Zone, on lots of the minimum width shown. Each allowed building type shall be designed in compliance with Section 24W.205 (Building Type Standards).

#### E. Allowed Land Uses

Only a land use identified as permitted or conditional by Section 24W.205, Table 1, Land Use Table shall be established on a lot in the T4.11 Urban Neighborhood Zone, in compliance with the planning permit requirements of Section 24W.205.020.

## 24W.205.080 Rowhouse



Building Type Diagram

### A. Description

Two or more detached two- or three-story dwellings with zero side yard setbacks located upon a qualifying lot in the T4.11 zone. A Rowhouse may be used for non-residential purposes where allowed in T4.11 zone. The following text provides performance standards for Rowhouses.

### B. Access

- The main entrance to each dwelling shall be accessed directly from and face the street. [E]
- Parking and services shall be accessed from an alley or subterranean garage in a Mixed Type Development. This type is not allowed on a lot without an alley or outside of a Mixed Type Development. [E]



Allowed Uses (Qualifies by lot)

### C. Parking and Services

- One parking space for each dwelling unit shall be within a garage. [E]
- Corner lots shall not have garages that face the side street. [E]
- Services, above ground equipment and trash container areas shall be located on the alley. [W]

### D. Open Space

- Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
- One usable, outdoor space shall be provided behind the rowhouse at no less than 15% of the lot area and of a regular geometry (e.g.: rectangular) with a minimum dimension of 20'. [E]

## Typical Elements

- Height
- Siting
- Elements
- Use
- Frontage Types
- Setbacks
- Parking
- Building Types
- Streets
- Land Use
- Architecture

# Administration

Several options and types of review processes. **Predictability** in built form creates opportunities for streamlining processes for staff (if desired).



# Benefits and Challenges

## BENEFITS

- Supports Mixed-use Environments
- Predictable
- Preservation and Creation of Character
- Easier to Administer
- Can Replace Design Guidelines and Overlays

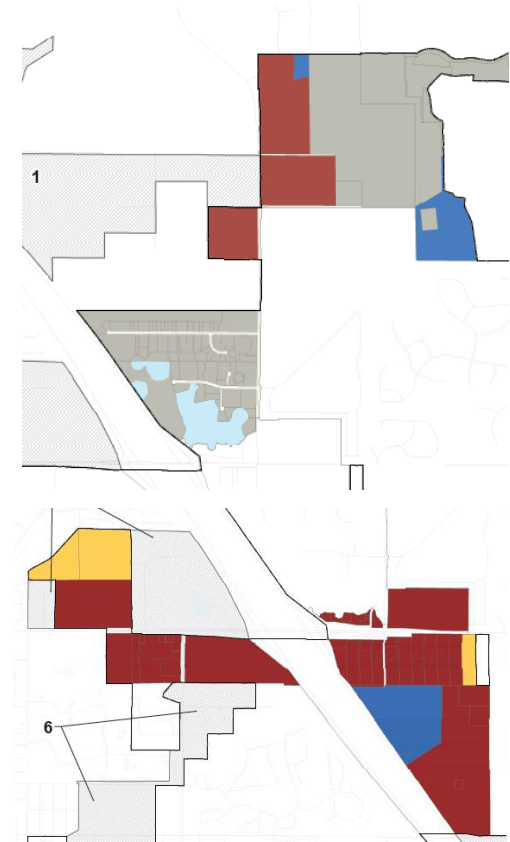
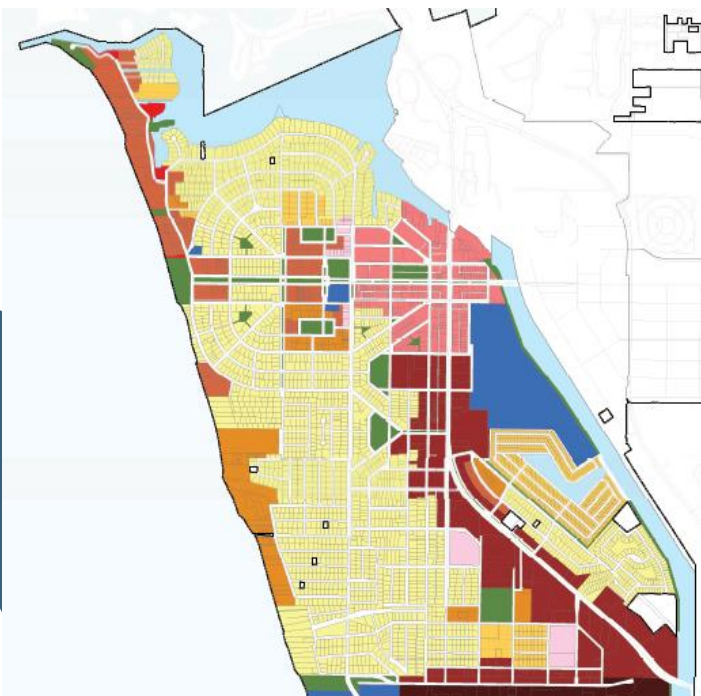
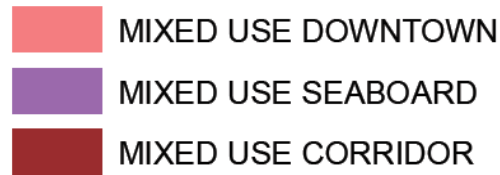
## CHALLENGES

- Can be “over-regulatory”
- One Size does not Fit-All
- Struggles to address non-urban development patterns adequately
- Should evolve as community evolves
- Not intended to be City-Wide

# How does it apply to Venice?

## Mixed Use Future Land Use Categories with FBC Potential

- Downtown
- Seaboard
- Corridor



# How does it apply to Venice?

## Mixed Use Future Land Use Designations with FBC Potential








Urban Advantage

# Group Discussion and Wrap Up

- Goal: produce a code that adds **predictability** and a **sense of place** to the identified Mixed Use Districts.
  - Preserve Downtown Character.
  - High quality Redevelopment in Seaboard.
  - A Sense of Place and Mobility in Corridors.





*Questions, Comments,  
Perplexities, Anomalies or  
other General Paranoia?*