



COMMONWEALTH STATION STEERING COMMITTEE
October Update

The primary purpose of this project is to develop a set of form-based zoning regulations. In order to understand what a form-based zoning is, it is important to understand conventional zoning, and the differences between the two types of zoning.

CONVENTIONAL ZONING

Conventional zoning (aka Euclidean zoning, named after Euclid, Ohio) was developed primarily to remedy the negative conditions of the industrial city. Separated, single-use zoning districts appeared to be an effective tool against the pollution, fire, and disease problems faced by some of the larger urban areas of the time...isolating residential uses from the more polluting and fire prone industrial areas.

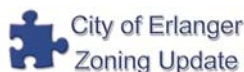
Conventional zoning is very effective at doing this. However, a consequence of this type of development pattern is a culture of isolation...isolation from services, isolation from recreation, and even isolation from neighbors. New Urbanism and Smart Growth evolved as a reaction to the conventional suburban development typical of the 60s, 70s, and 80s. The primary vision of these movements is to revive the lost art of place-making.

FORM-BASED ZONING

The tool that evolved to accomplish this vision is form-based zoning. Form-based zoning is a method of regulating development to achieve, as the name implies, a specific form. It does this by focusing on controlling the physical form of buildings and how the public realm is shaped, with a lesser focus on land uses. Form-based codes are prescriptive. That is, they spell out exactly what is desired.

Conventional zoning is not place-specific. In Erlanger, the SC (Shopping Center) Zone is very similar to the SC Zone in Independence, without any consideration that Erlanger and Independence are two different cities with two unique identities. The result is that a strip commercial development in Erlanger looks the same as a strip commercial center in Independence. Form-based zoning codes the *place*. A code is adopted for a specific place, and it cannot be implemented in another city or even a different area within the same city. Some of the other basic differences are outlined in the table below:

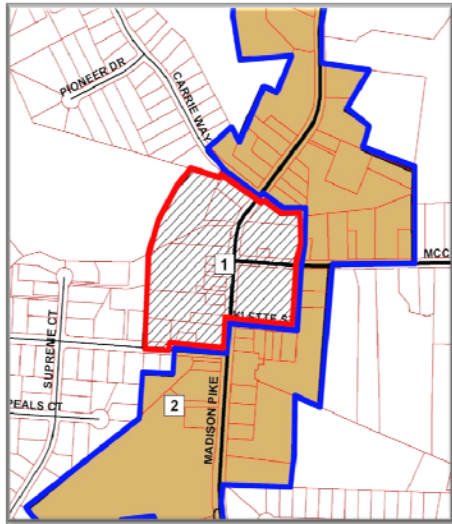
<u>Form-based zoning</u>	<u>vs.</u>	<u>Conventional zoning</u>
Defaults to walkable urbanism		Default to suburban, auto-dependent development
Create mixed-use districts		Dispersed uses with a few distinct centers
Allow a variety of permitted uses		Spatial separation of key daily activities
Make it possible to walk to parks, shops, schools		Excessive car travel between uses
Reduces land consumption		Excessive land consumption
Streets designed for pedestrians		Streets designed for cars rather than people
Increases efficiency of transit		No convenient, cost effective transit
Variety of housing options		Limited choice in housing supply
Increase and regulate density		Fear of density



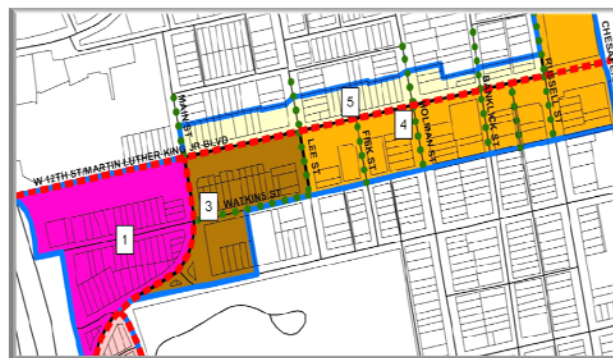
COMPONENTS OF FORM-BASED ZONING

Regulating Plan

A regulating plan is a plan or map of the regulated area designating the locations where different building form standards apply, based on clear community intentions regarding the physical character of the area being coded. The building form standards are all tied to the regulating plan. Although some regulating plans just identify geographic areas where different building form regulations apply, they can also contain much more information and even contain specific regulations.



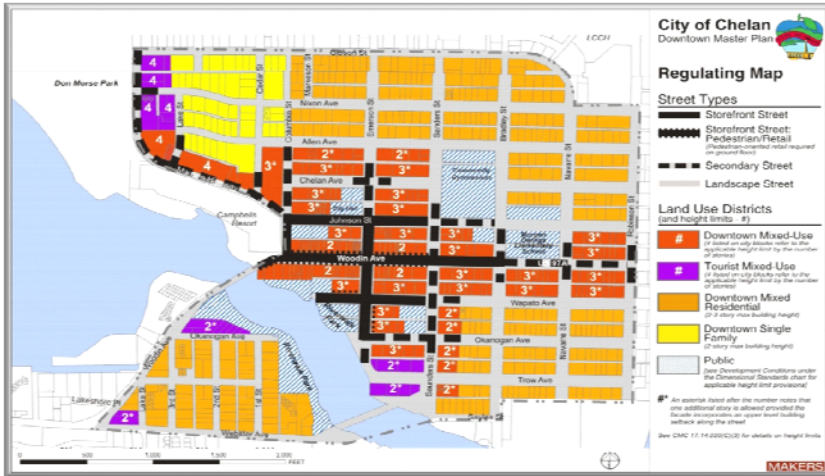
DI (Downtown Independence) Zone, Independence, KY
This regulating plan contains two subdistricts, a more intense downtown mixed-use subdistrict and a transition mixed-use subdistrict. Each subdistrict has specific building form standards. Courthouse Square (subdistrict 1) requires buildings to be located right up to the street right-of-way, with parking located in the rear. The Transitional Mixed-Use Corridor (subdistrict 2) allows for a slightly larger setback to allow a limited amount of off-street parking in the front yard.



LGD (Linden Gateway District) Zone, Covington, KY

This regulating plan divides the area into 5 subdistricts. In addition to each subdistrict, the regulating plan also identifies each street as a primary street or secondary street. Buildings that face a primary street are required to be set closer to the street, have a greater percentage of the building within 5' of the right-of-way, have greater off-street parking setbacks, and have more transparency and entry features than if it were along a secondary street.





Chelan, WA

This regulating plan not only identifies different subdistricts and streets, it requires storefronts along certain streets.



Buena Vista, CO

Buena Vista's South Main Street regulating plan identifies build-to lines by thin blue lines (buildings are required to be placed at the build-to line) and build-to zones by the thicker maroon lines (buildings can be placed between zero to eight feet within the build-to zone).

As you can see, there are many different types regulating plans and they can be pretty simple or very detailed.



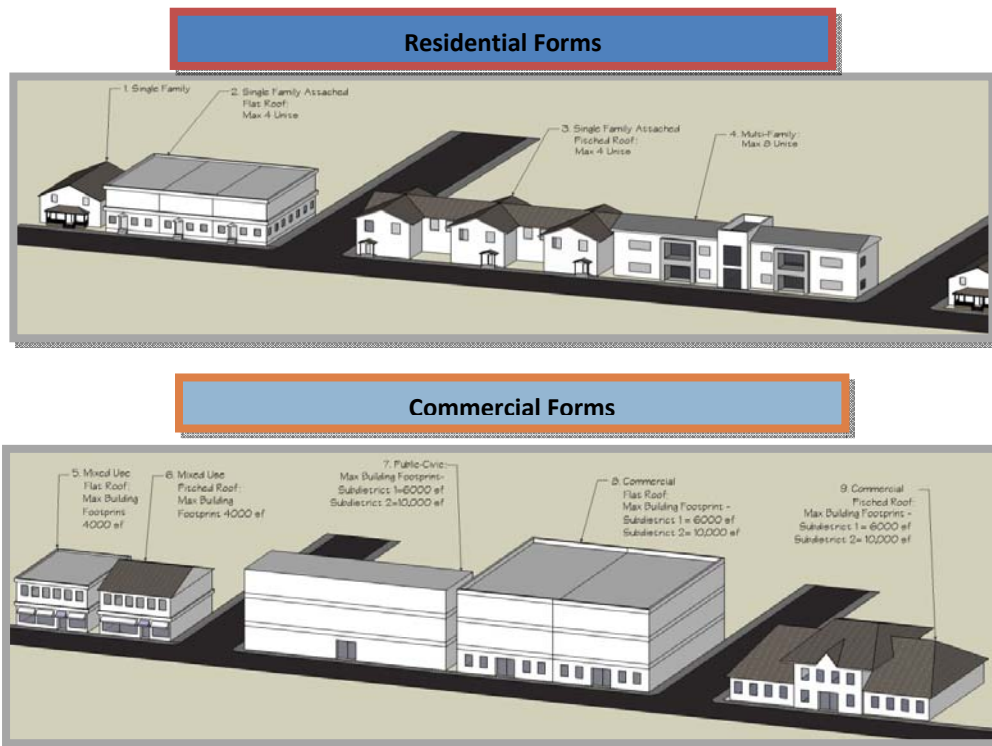
Building Form Standards

Building form standards are the regulations controlling the configuration, features, and functions of buildings that define and shape the public realm. Most building form standards include some level of regulations for:

- Permitted Forms (Building Types)
- Building Placement (Setbacks, Build-to Line)
- Building Form (Height, Footprint, Frontage Types)
- Parking Location
- Parking Requirements
- Allowable Use Types
- Additional Elements (Signs, Architectural Details, etc.)

Building form standards can be very specific. For instance, architectural details can be regulated to the point of requiring materials of a specific color or the glazing on display windows. While all of this *can* be regulated, it does not necessarily mean that every single element *should* be regulated. It is important to only regulate the elements that will achieve the vision for the area.

Permitted Forms



Part of the visioning process will determine what types of buildings are appropriate for the area. Is detached single-family residential appropriate? What about mixed-use buildings? Are flat roofs okay, or are pitched roofs desired? Once the types of buildings are determined, then more specific regulations can be developed for each form.



Building Placement and Building Form Standards

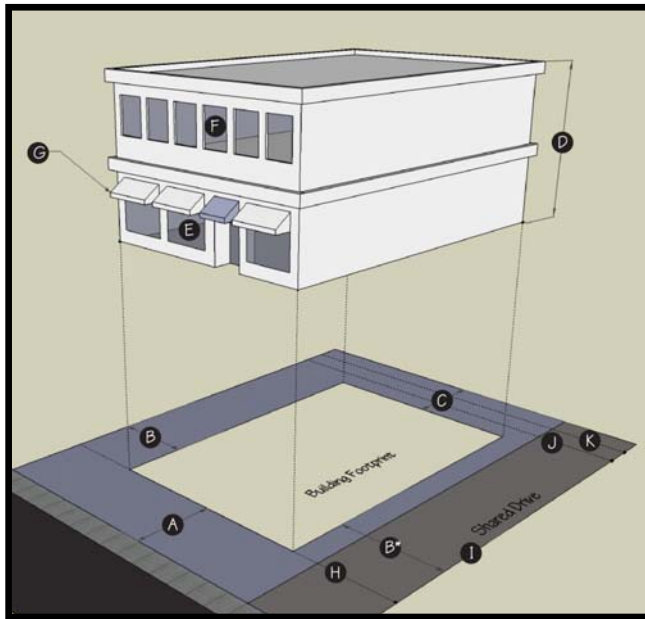


Table 10.20-B - Standards

SUBDISTRICT 1 - Courthouse Square

Building Placement		
Setbacks	Min	Max
A Front	0'	15'
B Side*	0'	15'
C Rear	15'	

*If shared drive is provided, then max is 20'

Building Height		
	Min	Max
D	2 stories	3 stories

Building height must be comprised of actual stories, not merely façade treatment.

Façade Transparency Facing a Public Street		
E Ground Floor		60% Minimum
F Upper Floors		40% Minimum
Max length of blank wall		30'

Building Width/Frontage		
	75% of primary structure width must be within 15' of front property line. (see figure 10.20-5)	

Required Entry Features (must choose one*)		
Entry Feature	Building Form	
G Canopy	5,6,7	
Gallery	5,7	
Recessed Entry	5,7	
Corner Entry	5,6,7	
Awning	5,6,7	
Arcade	5,6,7	
Stoop	5,6	

*If outdoor dining area is provided, then Entry Feature is not required

Off-street Parking		
Location		
H Front Setback		15'
I Side Setback		0'
J Rear (adjacent to Residential)		10'
K Rear (adjacent to other than residential)		5'

*Number of off-street parking spaces shall be determined by the applicant as shown on the Stage II Development Plan.

Forms - Key	
Single Family	1
Single Family Attached, Flat Roof	2
Single Family Attached, Pitched Roof	3
Multi-family	4
Mixed Use, Flat Roof	5
Mixed Use, Pitched Roof	6
Public-Civic	7
Commercial, Flat Roof	8
Commercial, Pitched Roof	9

Some things that the building placement and building form standards regulate are typical zoning regulations...setbacks, building height, etc. However, as you notice in the table and graphic above, things like transparency, entry features, and building width can also be regulated.

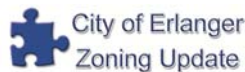
Corner Entry
A corner entrance is an angled street-facing entrance that is located at the corner of the building.

CORNER ENTRY CONFIGURATION	
1 Width (min)	4'
2 Depth (min)	4'

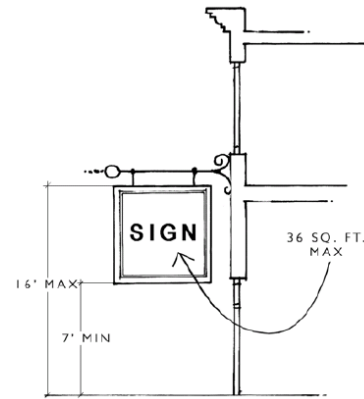
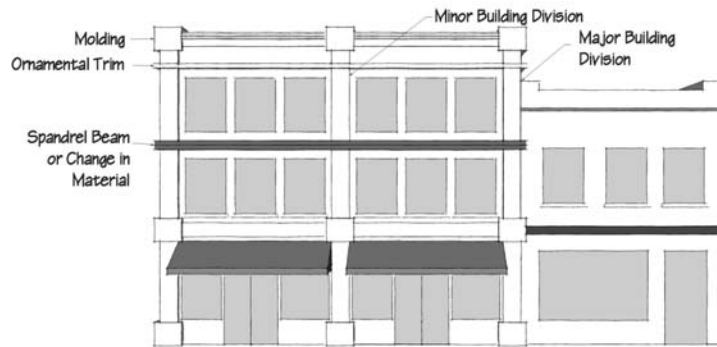
3. Front Porch
A one or two-story structure attached to a building to shelter an entrance or to serve as a semi-enclosed space, roofed and open-sided.

PORCH CONFIGURATION	
1 Width (min)	8'
2 Depth (min)	6'

Entry features play an important role in form-based zoning because it is where the public and private realm meets.

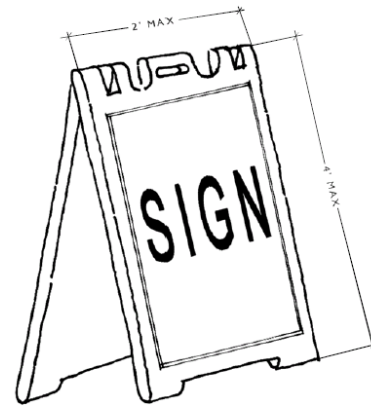


There are numerous other features that can be regulated, such as signs, architectural features, and roof shapes. Again, this all comes down to what is important to the community and expressed in the vision for the area.



Visioning/Charrette

This update has mentioned several times the “vision for the area”. This is referring to the vision that will be developed through a process called a charrette. A charrette is an intensive multi-day planning session where citizens, designers and others collaborate on a vision for development. It provides a forum for ideas and offers the unique advantage of giving immediate feedback to the designers. More importantly, it allows everyone who participates to be a mutual author of the vision.



The City of Erlanger has chosen to use a group of professors and students from Ball State to assist in the charrette. It is not required that the Steering Committee be present at the entire charrette. However, some level of participation on the part of members the committee is encouraged and will help the charrette be successful. Further information will be sent out via email in the upcoming month, and the November 13 Steering Committee meeting will be dedicated towards preparing the Steering Committee for the charrette that weekend.

FINAL THOUGHTS

In closing, please do not hesitate to call NKAPC staff if you have any questions or need clarification on any of this information. If you feel you have more questions than what can be covered through email or over the phone, staff can set up a time to meet with you.

For more information on Form-Based Codes and to see some examples, please visit the Form-Based Code Institutes website at <http://www.formbasedcodes.org/>

