

An Introduction to Form-Based Codes

Stefan Pellegrini, AICP, LEED AP
Principal, Opticos Design, Inc.



An Introduction to Form-Based Codes

- Definition
- Characteristics
- Components
- Process

Case Studies

- Grass Valley - Loma Rica Ranch
- Central Hercules Plan and Regulating Code

Form-Based Codes

Today's Presentation

1. The information presented today has been gathered from a variety of sources:
 - 1.1. This first one is FBCI: In 2004, a group of practitioners started gathering to discuss best practices and consider emerging trends in Form-Based Coding. We have been meeting a few times a year since, and begun to publish some basic standards in response to the concerns I mentioned earlier.
 - 1.2. In addition, Dan and I along with Paul Crawford have been researching Form-Based Codes for the last two years for a book on Form-Based Codes that is due out in March. We've studied lots of existing codes, both successful and unsuccessful, and in a wide variety of applications. (If at any point I'm incoherent, it's because our final manuscript is due on Friday.)
 - 1.3. Lastly, the information is based our own experiences implementing Form-Based Codes as well as administering them as Town Architect.
2. For this presentation, I'm going to start with common standards that we've found (definition & characteristics, components, process) – then wrap up with FAQs
3. Some of the following concepts may be rudimentary, but if we are going to begin setting standards, we need to regroup back at the beginning
4. I'll move through fairly quickly so that we can get into the other presentations that get into more intimate detail about some of the codes themselves.

The Role of Form-Based Codes in Steamboat

- WSSAP Implementation
- Ensuring Structure of Neighborhoods, Districts, & Corridors
- Balancing Flexibility & Predictability

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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, with a lesser focus on land use, through city or county regulations.

Form-Based Codes

Definition

- a. Form-Based Codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes, presented in both diagrams and words, are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development rather than only distinctions in land-use types. This is in contrast to conventional zoning's focus on the segregation of land-use types, permissible property uses, and the control of development intensity through simple numerical parameters (e.g. FAR, dwellings per acre, height limits, setbacks, parking ratios).