

Form Based Codes

(New Trends in Land Use Ordinances)

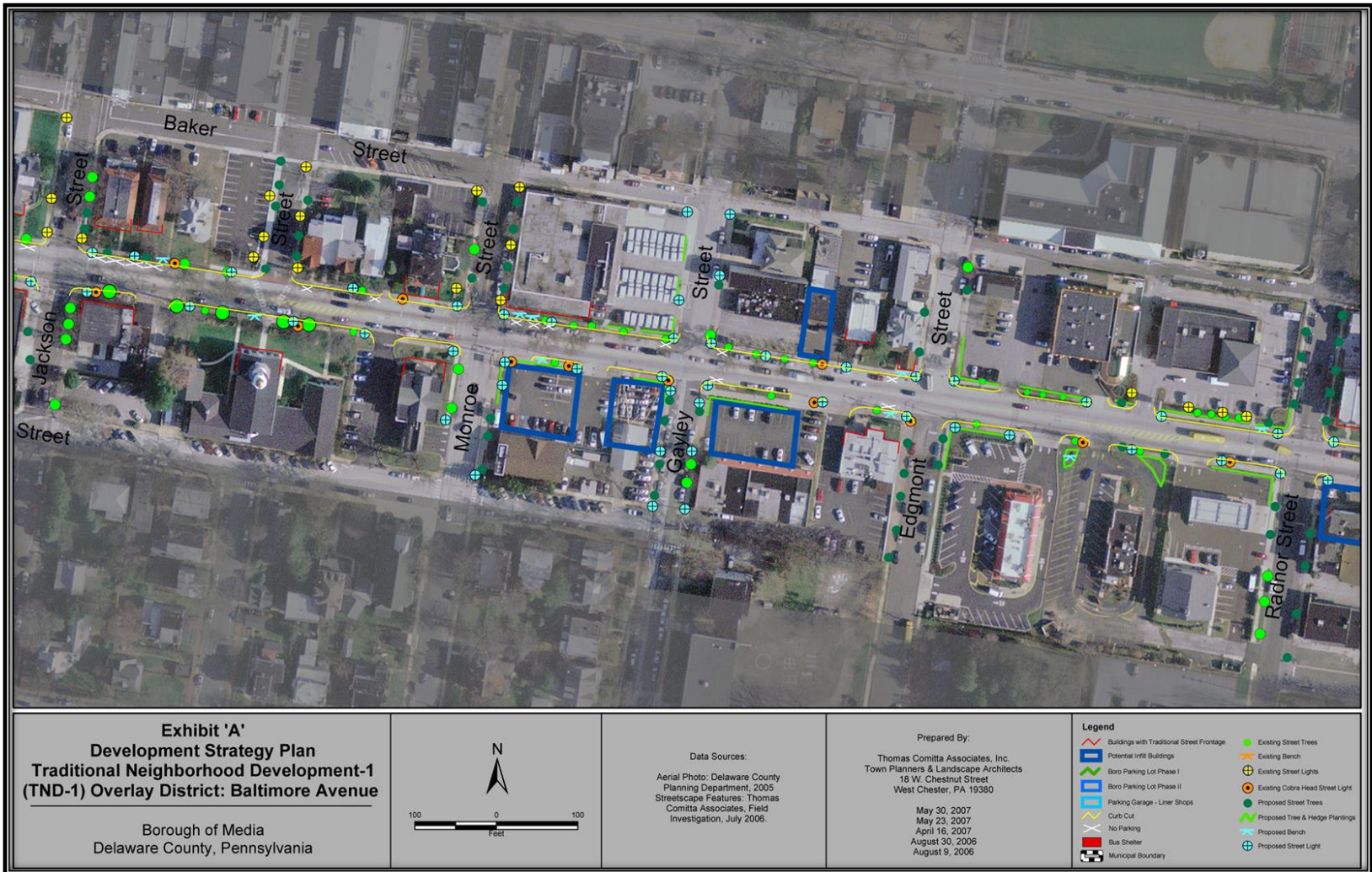
*Using a variety of zoning tools to successfully
(and practically) implement place-making*

John Trant, Jr., AICP, Esq.

Thomas Comitta, AICP, CNU-A, RLA



HISTORY | Promulgating Form



HISTORY | Evolution of Form-Based Development

LAWS OF THE INDIES

112 → The main plaza is to be the starting point for the town; if the town is situated on the sea coast, it should be placed at the landing place of the port, but inland it should be at the center of the town. The plaza should be square or rectangular, in which case it should have at least one and a half its width for length inasmuch as this shape is best for fiestas in which horses are used and for any other fiestas that should be held. (1542)



HISTORY | Evolution of Form-Based Development



Santa Fe



Lisbon



HISTORY | Evolution of Form-Based Development

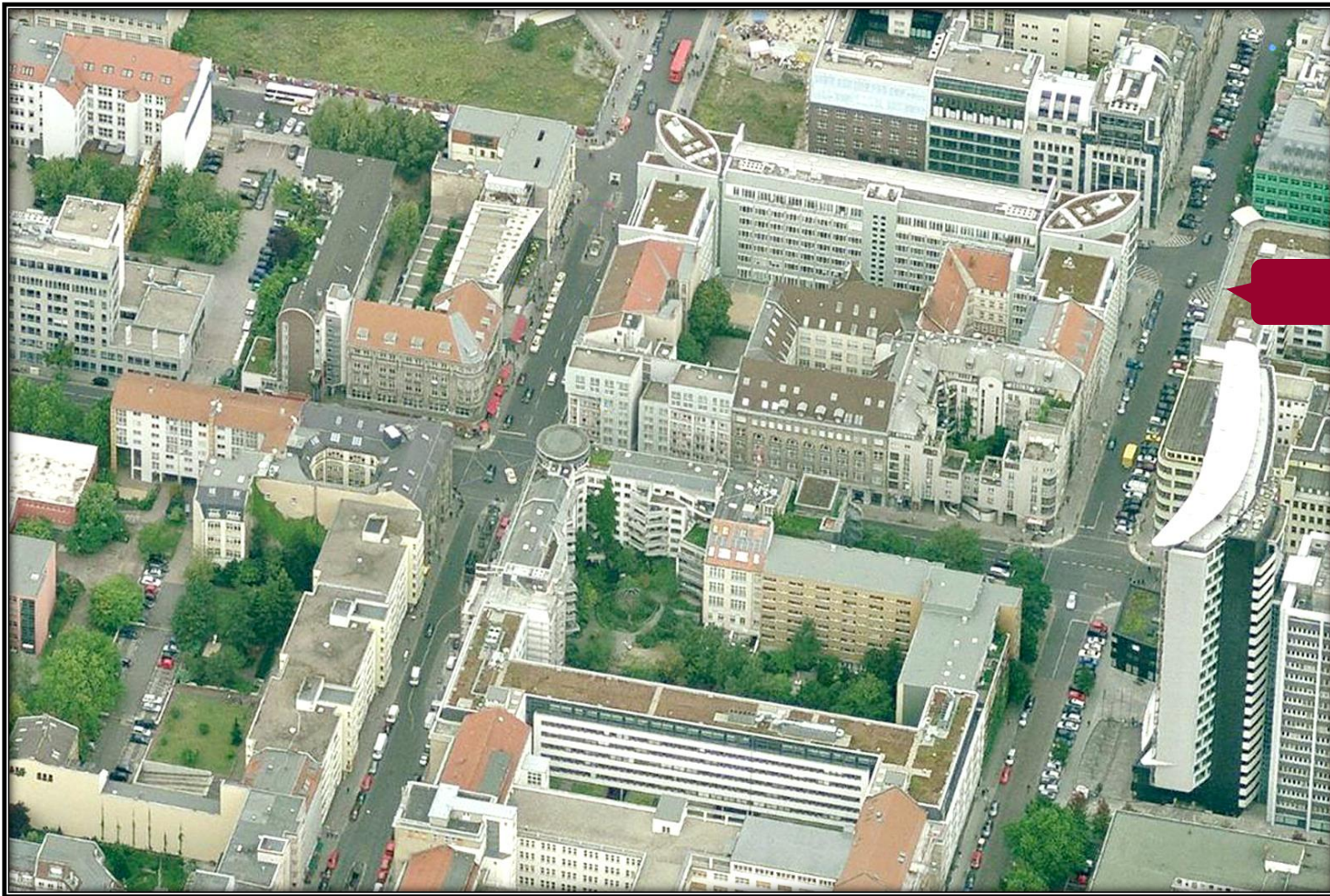
Antigua, Guatemala



Barcelona



HISTORY | Evolution of Form-Based Development



Berlin

Traditional & Modernist Buildings with good Urban Form



DEFINITION | What Does “Form” Mean?

Form-based development focuses on -

Building
Placement

Parking
Placement

Building
Scale

Public
Spaces

Streetscape

Pedestrian
Orientation



MPC | Traditional Neighborhood Development



Exhibit 'D' - Development Strategy Plan (Detail): TND DISTRICT

Charlestown Twp. TND
Charlestown Twp., PA

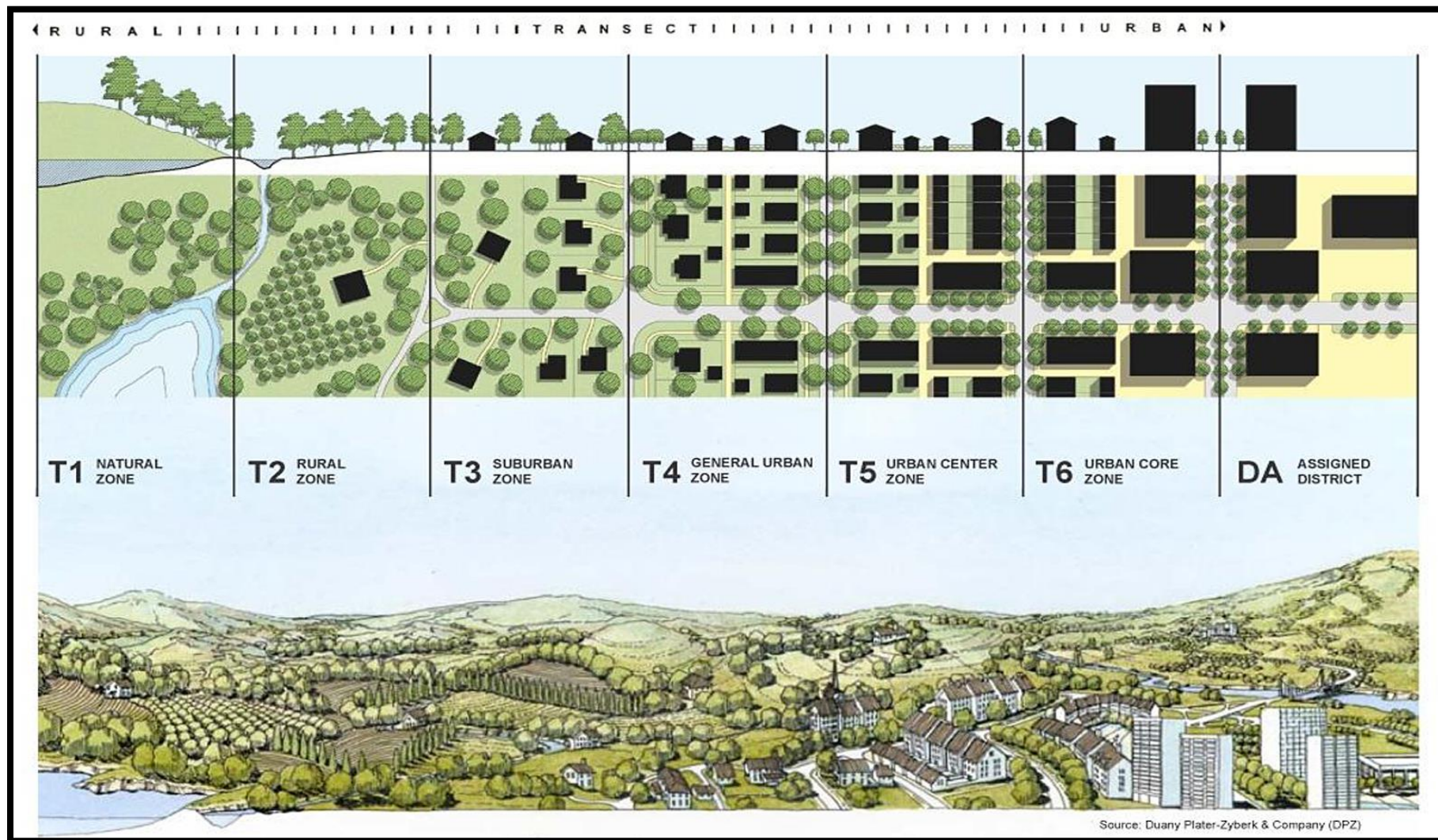
Devault Village
Charlestown Twp. Chester Co., PA

 JLM Design Group
Plymouth Meeting, PA
PA 19104-8225-6800 1610.8225.6808
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April 7, 2008
Adopted: June 21, 2010

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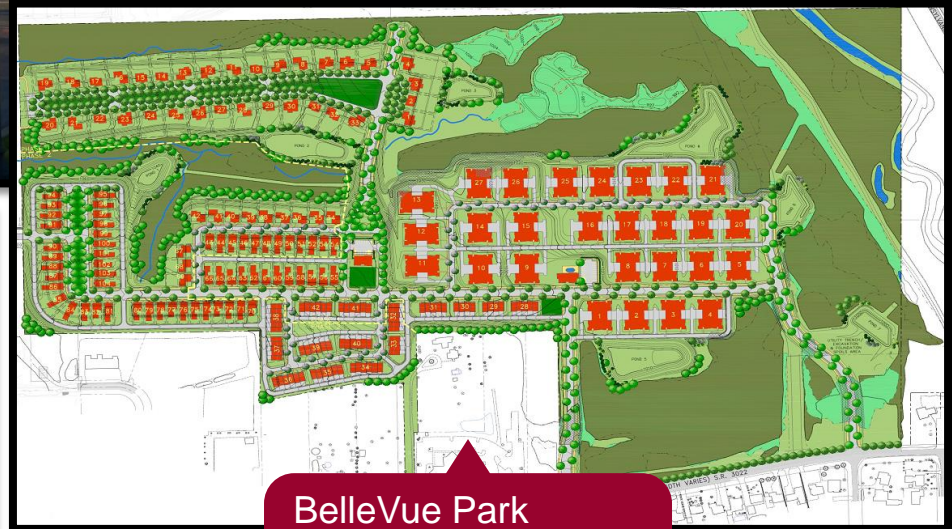
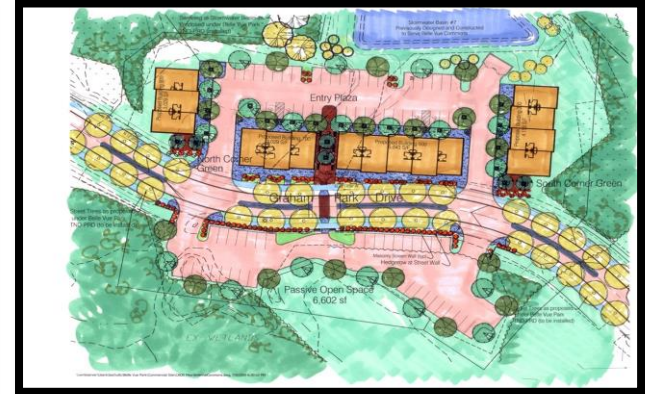
FORM | Transect



CRANBERRY TOWNSHIP | BelleVue Park/ BelleVue Commons

BelleVue Commons

- Commercial uses mixed in with residential uses



BelleVue Park

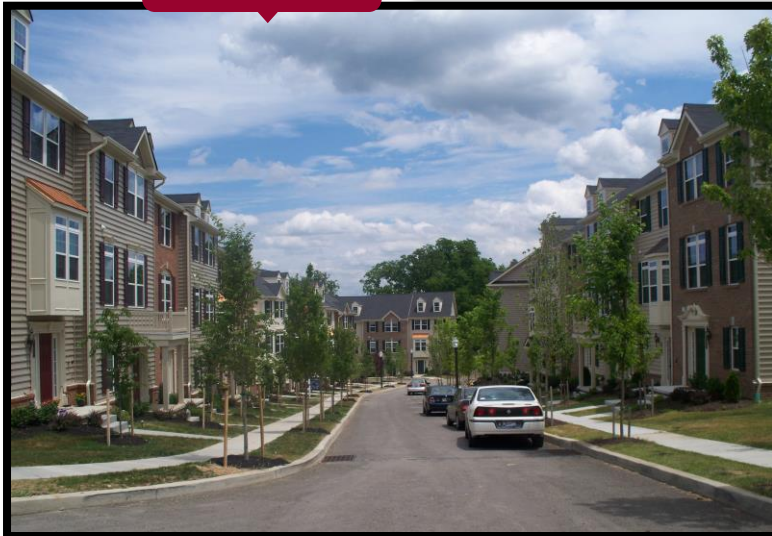
- Connectivity to adjacent neighborhoods and park
- Mix of residential uses

CRANBERRY TOWNSHIP | Bellevue Park/ Bellevue Commons

Quad homes



Townhomes



Neo-Traditional homes



CRANBERRY TOWNSHIP | Park Place

Examples of mixed use in other communities



Live work in Sewickley, Pennsylvania



Three-story mixed-use buildings create a continuous fabric on this street in Sewickley, Pennsylvania



Picturesque composition for a mixed-use building in Sewickley, Pennsylvania



Mixed-use character in Sewickley, Pennsylvania



Single mixed-use building with individual storefronts on the ground floor in Sewickley, Pennsylvania



Village Center in Harmony, Pennsylvania

Design Guidelines



Architectural Patterns



Master Plan



CRANBERRY TOWNSHIP | Oak Tree Place



Streetscape

- Sidewalk
- Street walls
- Benches
- Waste receptacles
- Street lights
- Landscaping



CRANBERRY TOWNSHIP | Cranberry Woods Apartments



Existing Office Park

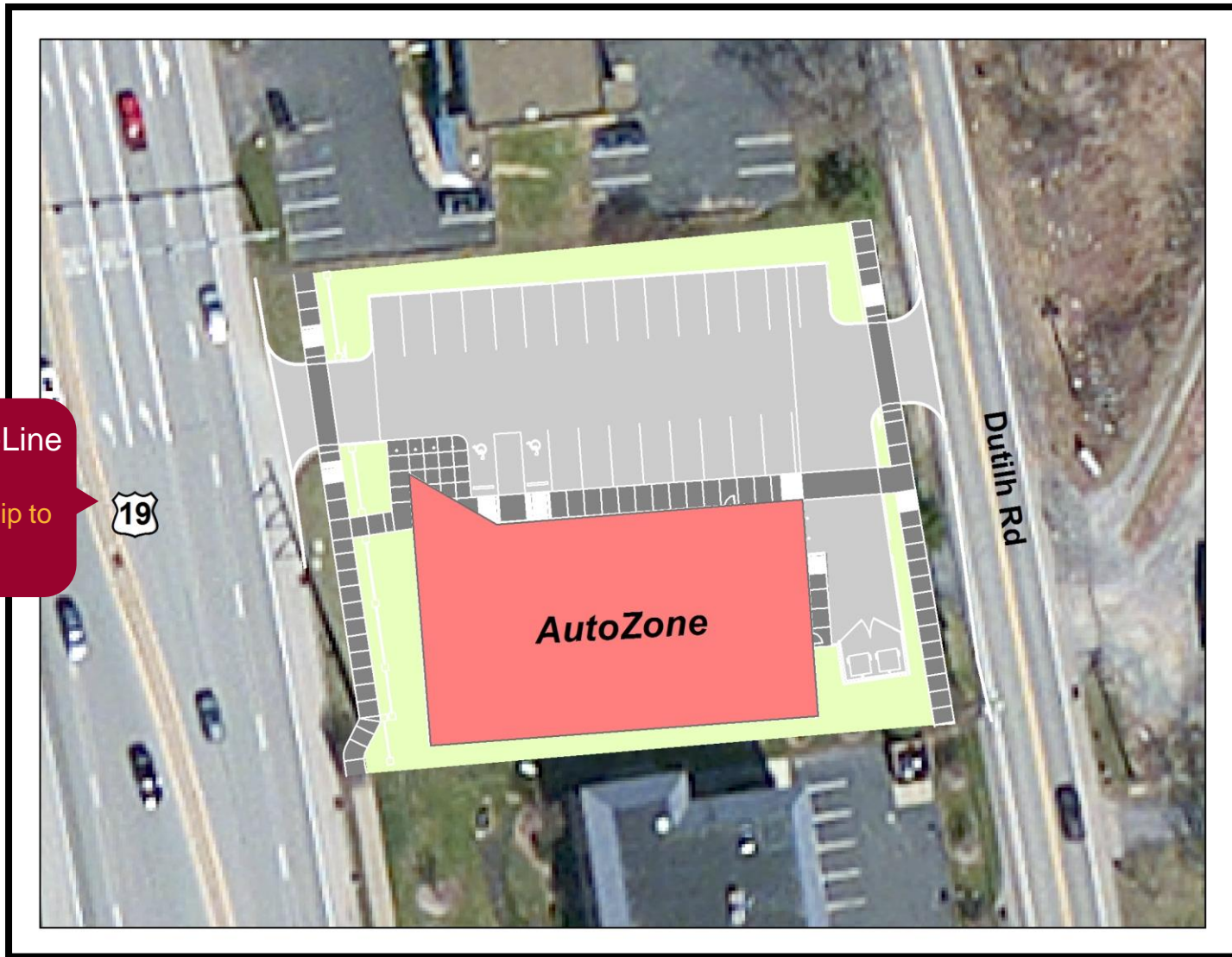
High Density Residential



CRANBERRY TOWNSHIP | Auto Zone

Build-to-Line

- Building relationship to the street



CRANBERRY TOWNSHIP | Auto Zone

Architectural Treatment

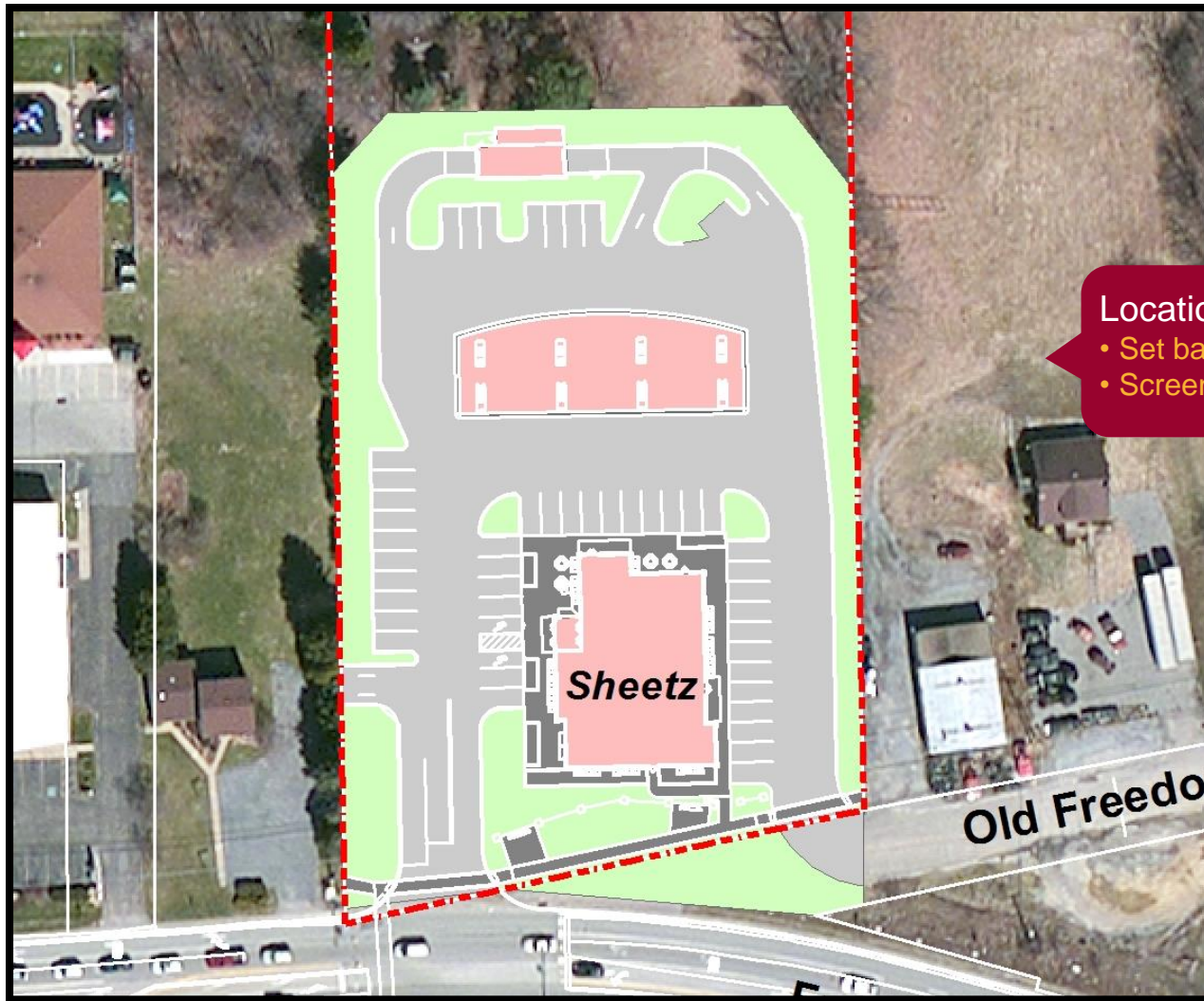


Streetscape

- Sidewalk
- Crosswalk
- Street wall
- Bench
- Waste receptacle
- Street light
- Landscaping



CRANBERRY TOWNSHIP | Sheetz



- Location of pumps
- Set back from road
 - Screened by building



CRANBERRY TOWNSHIP | Sheetz



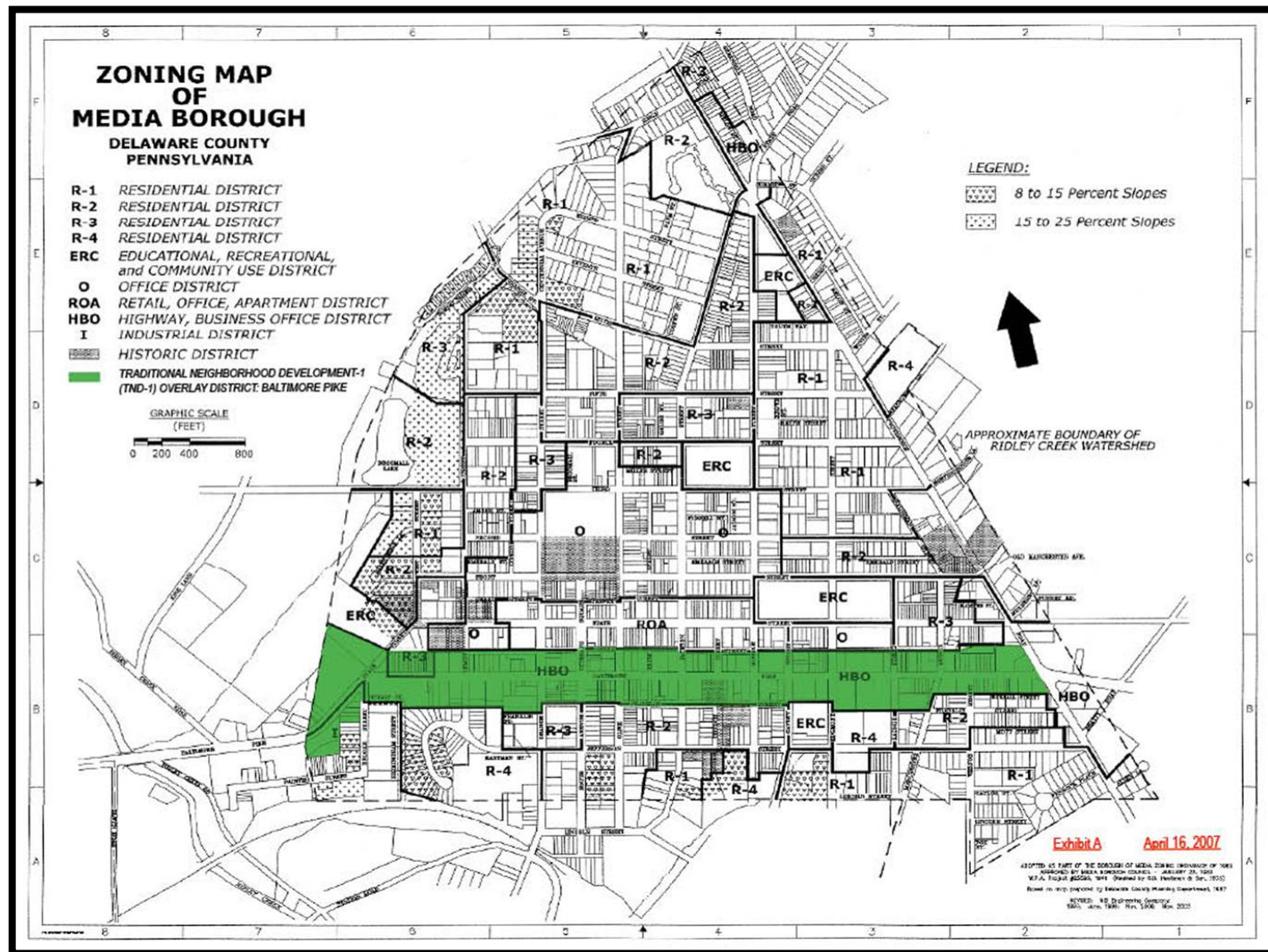
Streetscape

- Sidewalk
- Street walls
- Benches
- Waste receptacles
- Street lights
- Landscaping

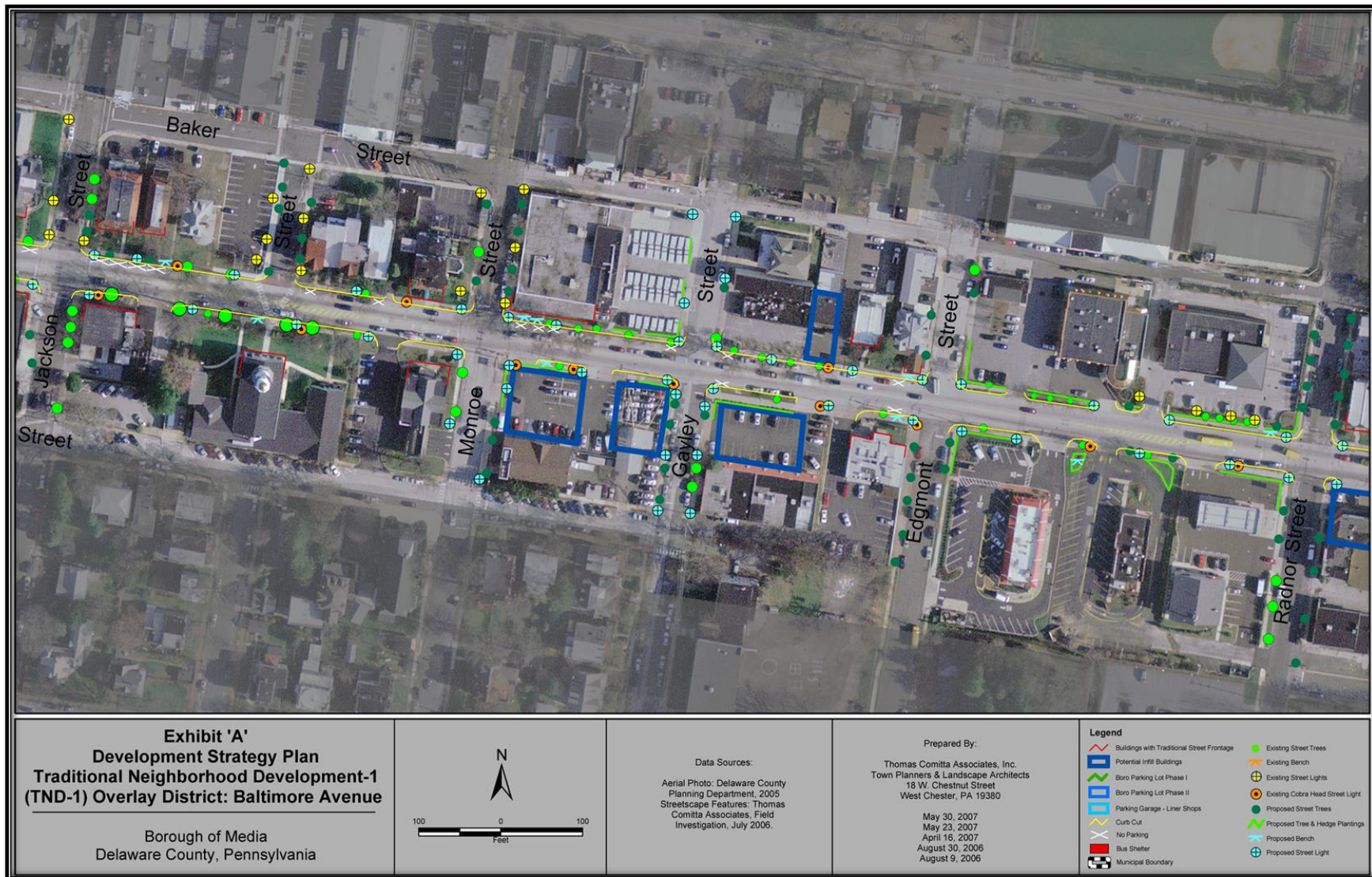


MEDIA BOROUGH

Zoning



MEDIA BOROUGH | Zoning



CHARLESTOWN TOWNSHIP | Zoning



Exhibit 'D' - Development Strategy Plan (Detail): TND DISTRICT

Charlestown Twp., TND
Charlestown Twp., PA

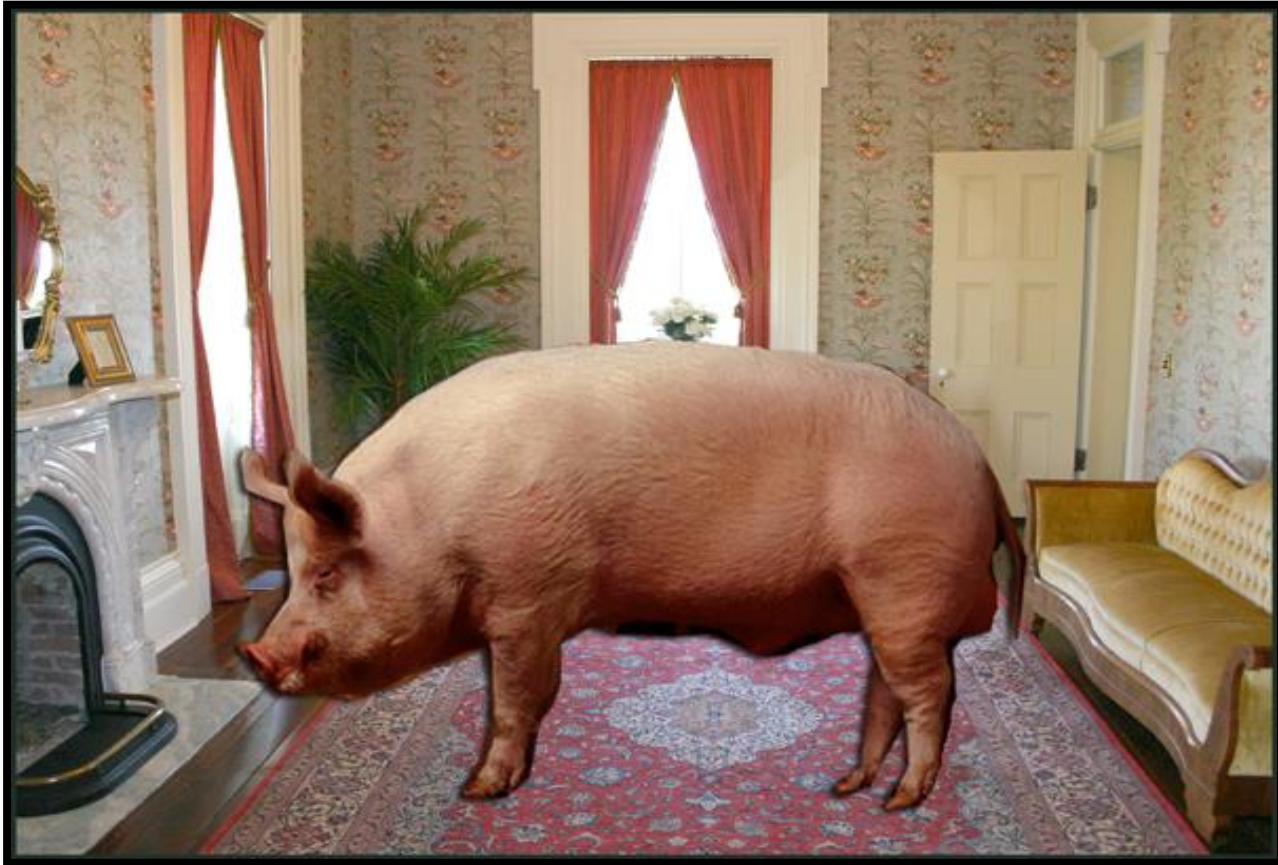
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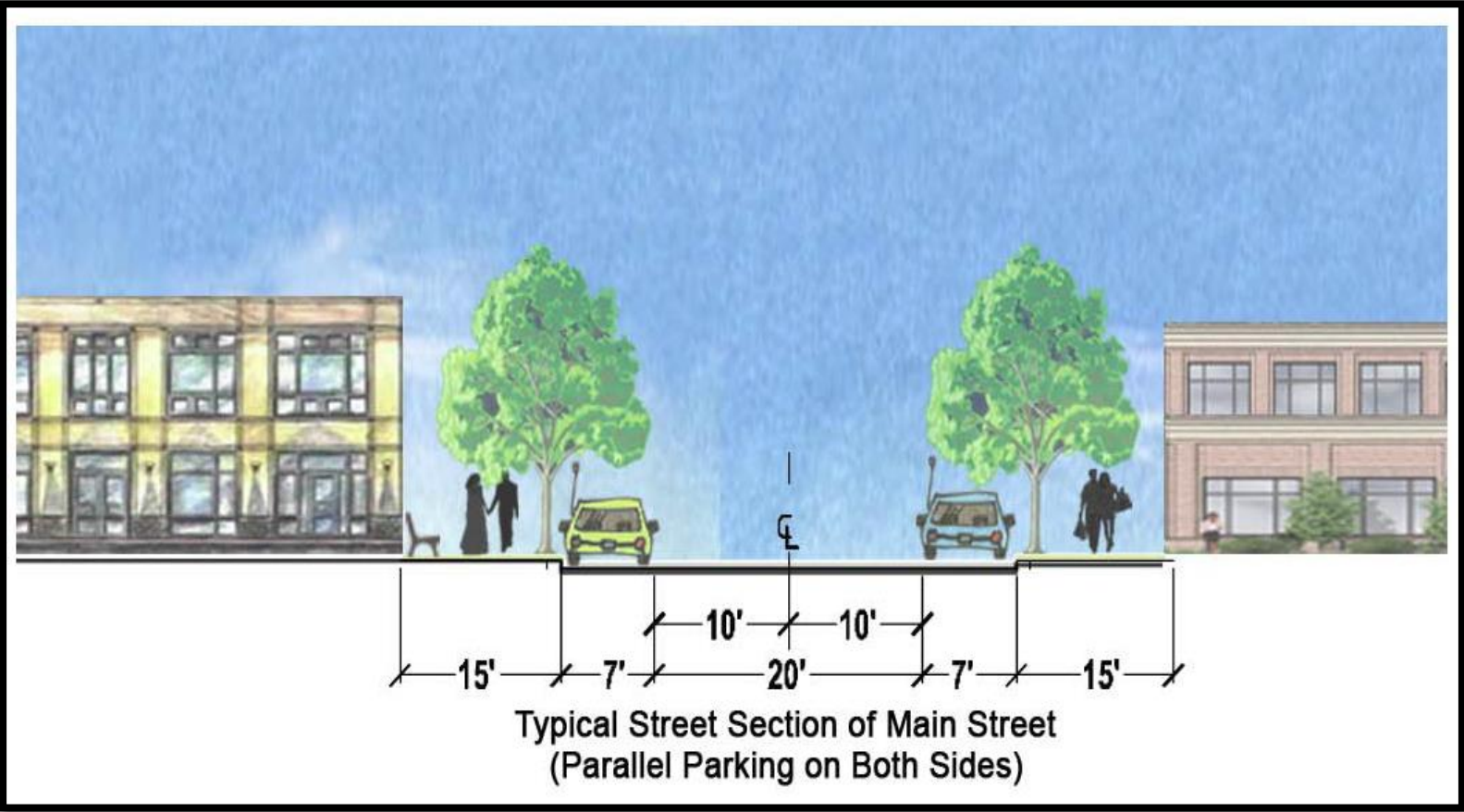
FORM V. USE | Use-Based Codes



FORM V. USE | Expressions of Form



IMPLEMENTATION | Subdivision and Land Development Ordinances



IMPLEMENTATION | Streetscape Ordinances



Streetscape

- Sidewalk
- Street walls
- Benches
- Waste receptacles
- Street lights
- Landscaping



FORM-BASED CODES | Structure

- Regulating Plan & Zoning District Regulations
- Urban Design Standards
- Building Form & Architectural Standards
- Streetscape Standards
- Landscape Standards
- Appendices

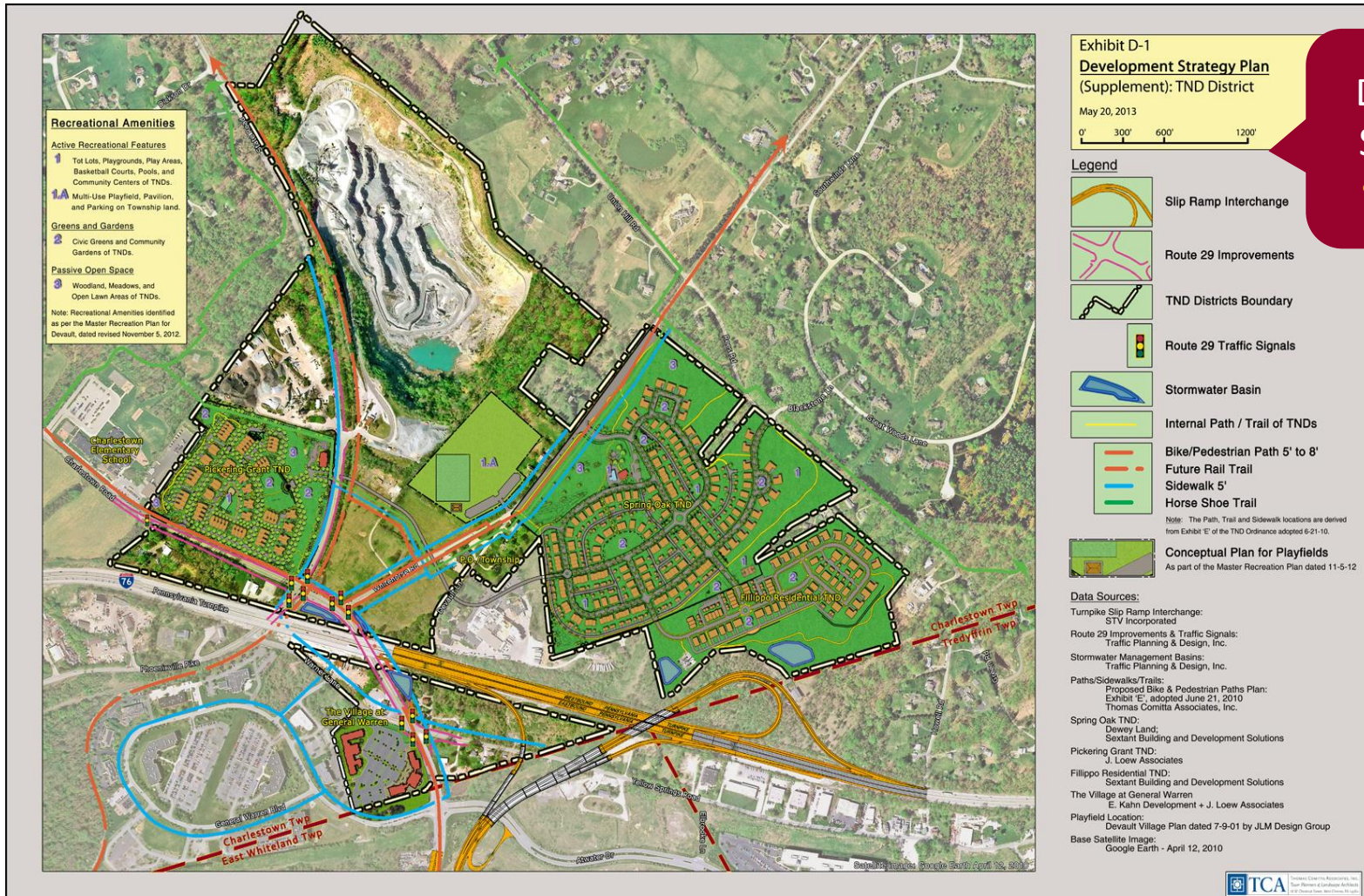


OPEN AND PUBLIC SPACES | Clay Township



Public Realm
Plan
• Hometowne
Square

OPEN AND PUBLIC SPACES | Charlestown Township



Development
Strategy Plan
• TND Districts



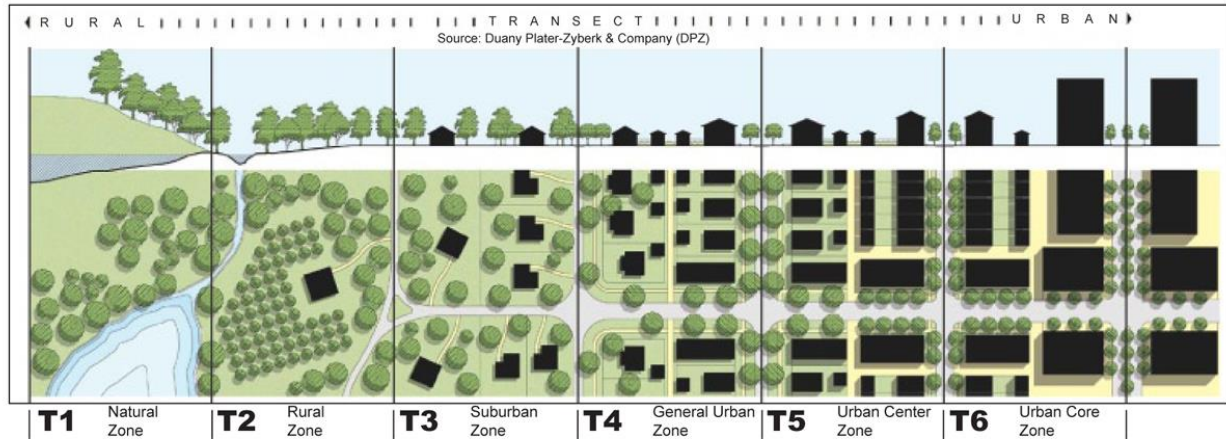
OPEN AND PUBLIC SPACES | Cranberry Township

Cranberry Township CPR Plan: Transect of Open Space & Greenways

Notes:

1. This Transect depicts the Character Areas and Types of Open Space & Greenways, ranging from more rural to more urban.
2. The Public Sector pertains to Cranberry Township.
3. The Private Sector pertains to private property owners.

Open Space & Greenways: Areas and Types



	T1 Natural Zone	T2 Rural Zone	T3 Suburban Zone	T4 General Urban Zone	T5 Urban Center Zone	T6 Urban Core Zone
Greenways & Natural Areas						
Trails & Pathways						
Community Parks						
Village Greens						
Squares & Plazas						

(Public Sector)

(Private Sector)

Open Space
Transect

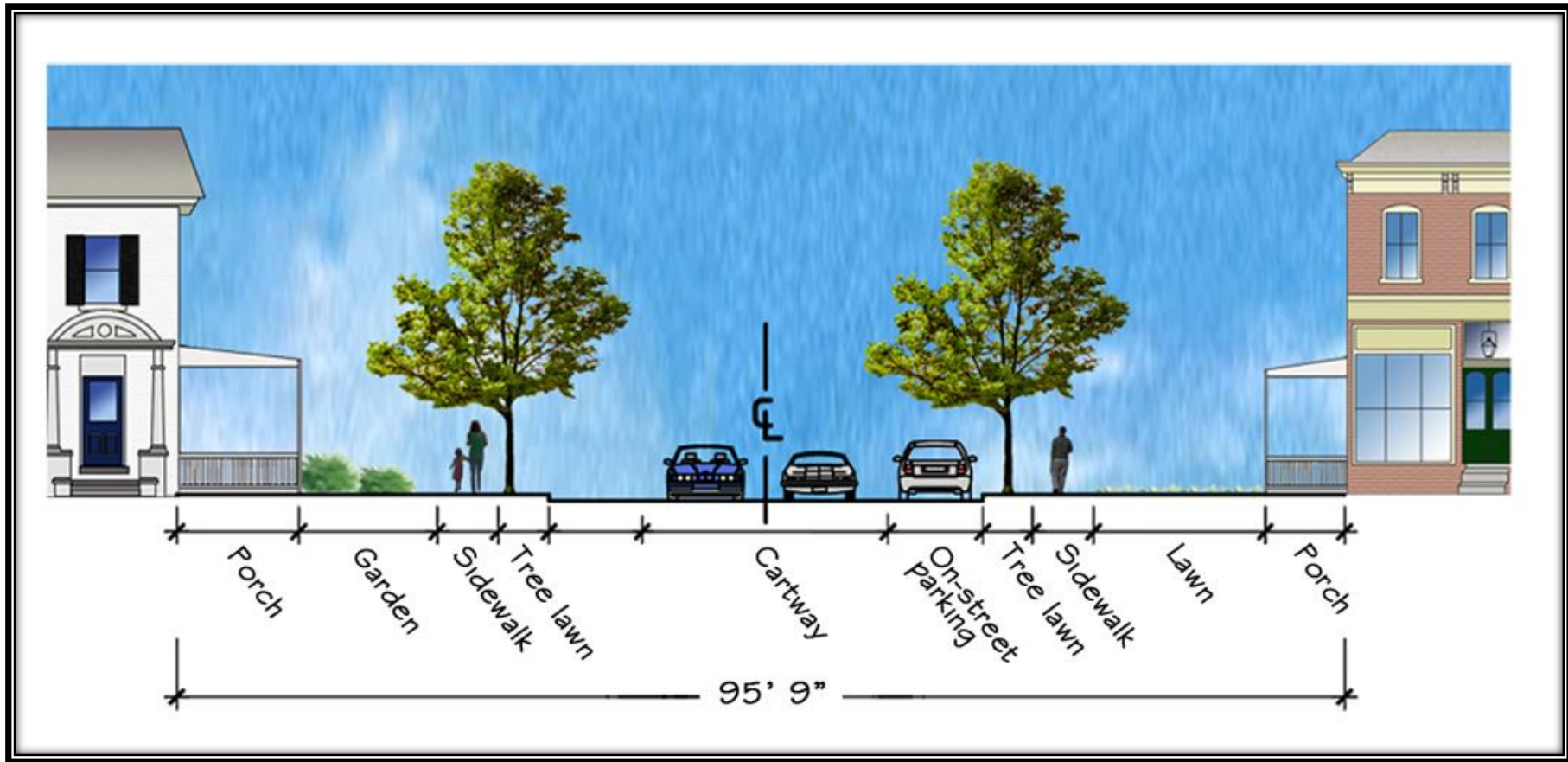
March 12, 2012



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

T-2

FORM-BASED CODES | Infrastructure and Streets



FORM-BASED CODES | Design Guidelines

Section 708.A. Manual of Written and Graphic Design Guidelines

Where it has adopted provisions for a traditional neighborhood development, the governing body of a municipality may also adopt by ordinance, upon review and recommendation of the planning commission, where one exists, a manual of written and graphic design guidelines to assist applicants in the preparation of proposals for a traditional neighborhood development.



FORM-BASED CODES | Design Guidelines



Article VIII - Form Based Code General Manual of Written and Graphic Design Standards Lititz Borough - Lancaster County - Pennsylvania

Applicability

	TNDO	Downtown	Other Districts
Overall Goals	•	•	•
Building Location and Size	•	•	•
Parking Location	•	•	•
Streetscape & Street Walls	•	•	•
Streets, Alleys, and Blocks	•	•	•
Streets, Alleys, and Blocks: Close	•	•	•
Pedestrian Circulation & Connectivity	•	•	•
Public/Private Place Typologies			
Public/Private Place Typologies Transect	•	•	•
Place Design/Enhancement Best Practices	•	•	•
Greens	•	•	•
Plazas & Squares	•	•	•
Pocket Parks	•	•	•
Pedestrian Pockets	•	•	•
Street Section Typologies	•	•	•
Deck Parking Structure	•	•	•
Block Diagrams	•	•	•
Lot Diagrams			
Single-Family Detached	•	•	•
Single-Family Semi-Attached	•	•	•
Single-Family Attached	•	•	•
Live/Work Units	•	•	•
Multi-Family	•	•	•
Multi-Family (with Interior Parking Court)	•	•	•
Commercial Store	•	•	•
Deck Parking Structure	•	•	•
Main Street Environment	•	•	•
Anchor Store	•	•	•
Mixed-Use & Adaptive Re-Use	•	•	•
Historic Resource Protection	•	•	•

• = Applicability of Manual Provisions



Article VI - Form Based Code General Manual of Written and Graphic Design Standards Lititz Borough - Lancaster County - Pennsylvania

Applicability

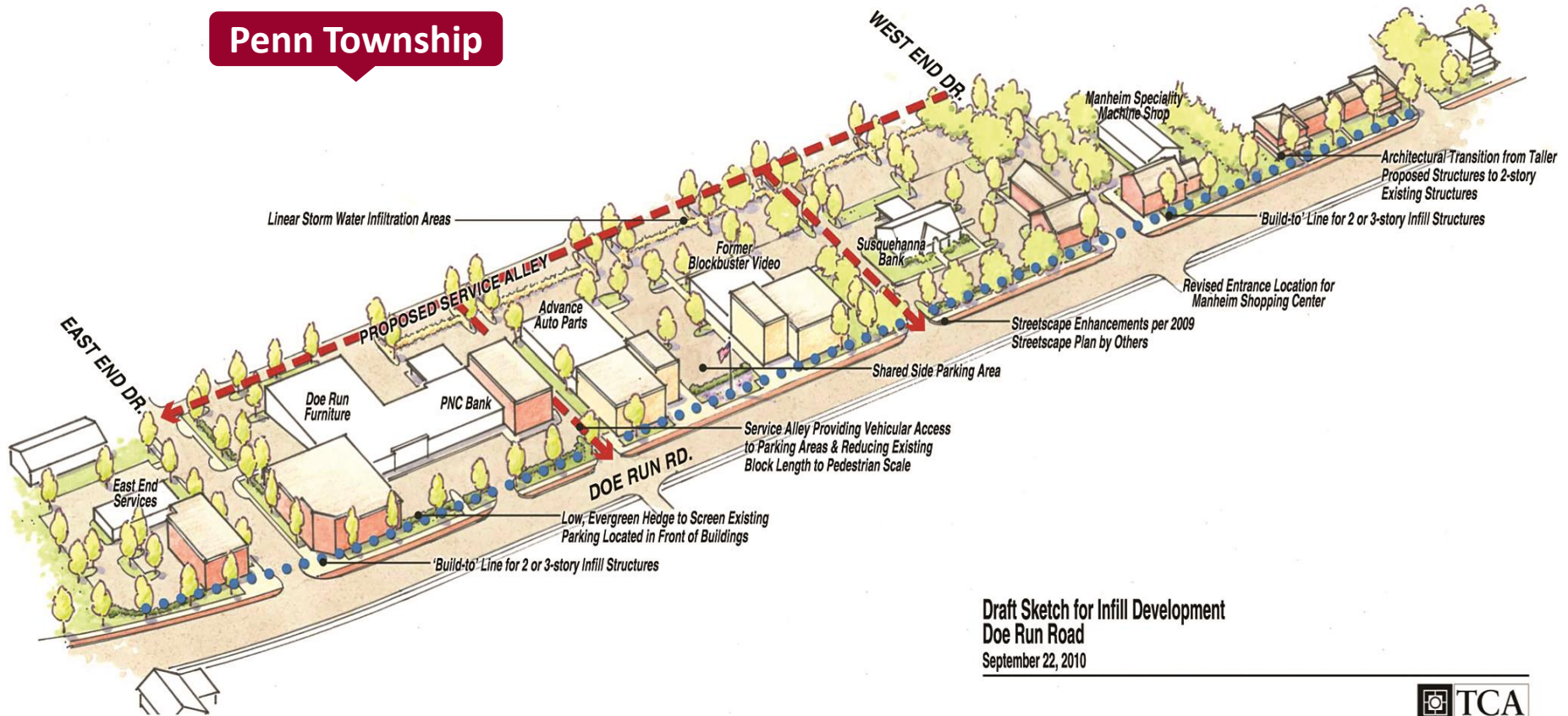
	TNDO	Downtown	Other Districts
Overall Goals	•	•	•
Site Design Standards			
Street Section Typologies		•	•
Benches	•	•	•
Moveable Tables and Chairs	•	•	•
Bollards and Litter Receptacles	•	•	•
Bike Racks	•	•	•
Sidewalk Paving Materials	•	•	•
Crosswalks	•	•	•
Street Lights	•	•	•
Pole-Mounted Signs & Signals	•	•	•
Streetscape Edge	•	•	•
Streetscape Best Practices	•	•	•
Street Tree Standards			
Street Tree Use and Selection	•	•	•
Recommended Street Tree & Buffer Plant Selections	•	•	•
Street Tree Placement and Spacing	•	•	•
Street Tree Planting Details	•	•	•
Street Tree Best Practices	•	•	•
Front Yards for Residential Neighborhoods	•	•	•
Streetscape Edge Treatments for Off-Street Parking Areas	•	•	•
Stormwater Infiltration			
Stormwater Infiltration at Off-Street Parking Area Edges	•	•	•
Interior Plantings for Off-Street Parking Areas	•	•	•
Stormwater Infiltration within Off-Street Parking Areas	•	•	•
Off-Street Parking Area Best Practices	•	•	•
Buffer Design Standards			
Planted Buffers Selection and Application	•	•	•
Planted Buffers for Downtown Areas		•	
Planted Buffers for Non-Downtown Areas	•		•
Planted Buffers Examples	•	•	•
Buffer Design/Enhancement	•	•	•
Civic Art	•	•	•
Green Urbanism	•	•	•
Architectural Design	•	•	•
Maintenance of Improvements	•	•	•

• = Applicability of Manual Provisions



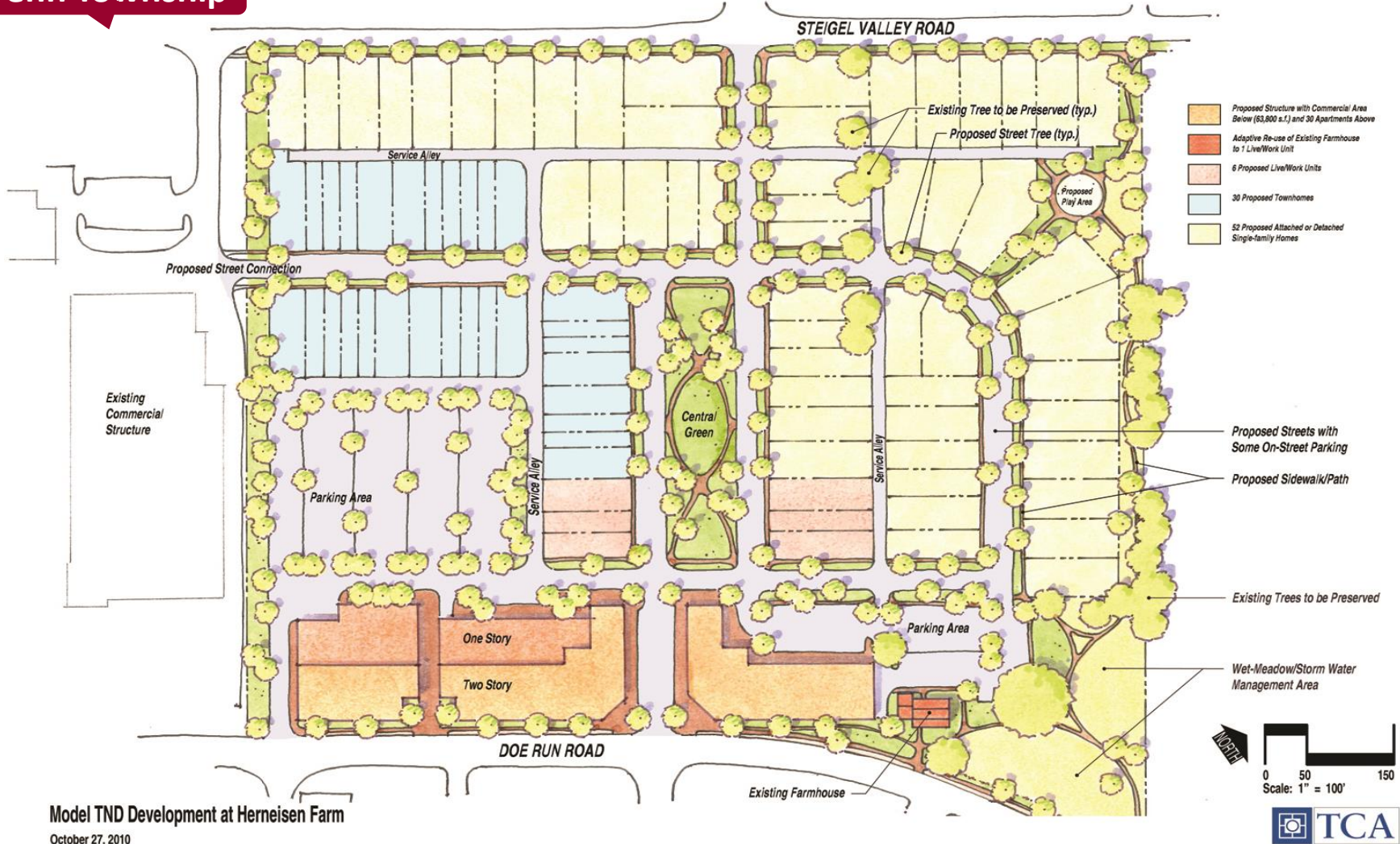
FORM-BASED CODES | Design Guidelines

Penn Township

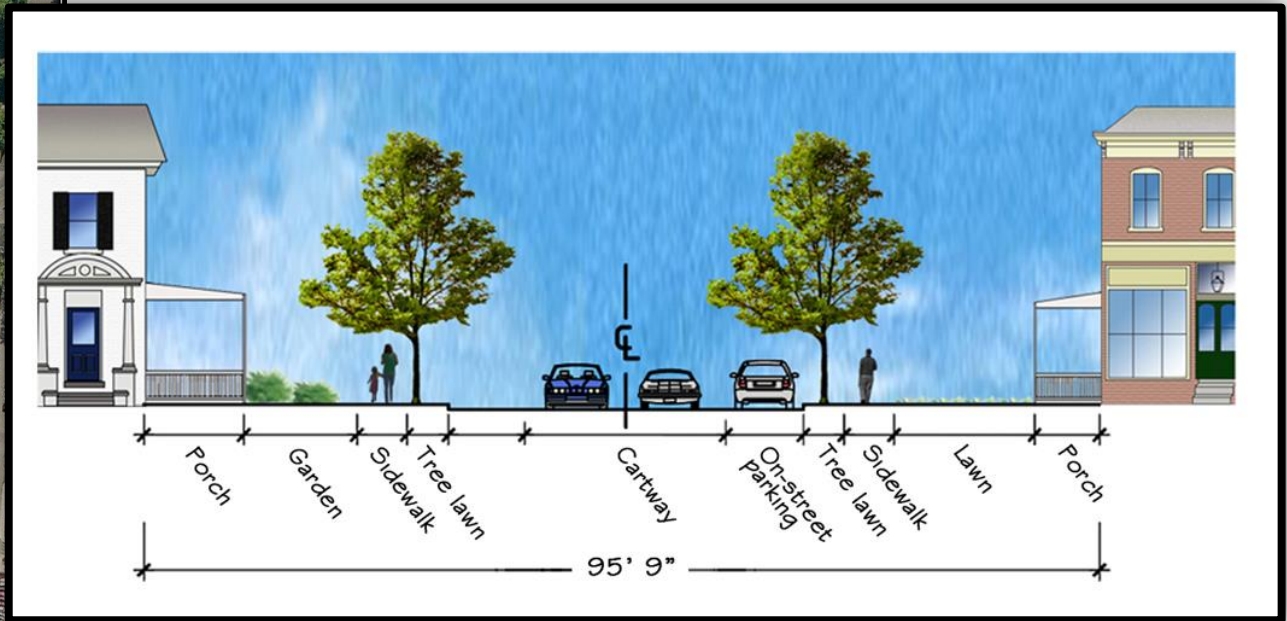
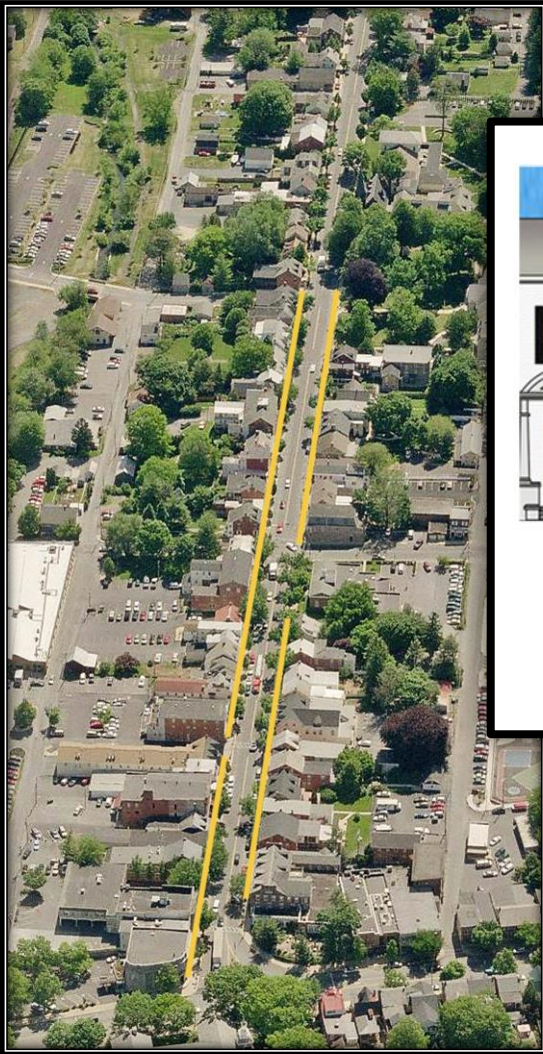


FORM-BASED CODES | Design Guidelines

Penn Township



FORM-BASED CODES | Preferred Outcomes



FORM-BASED CODES | Preferred Outcomes

Modernist Building in Historic Neighborhood

Food for Thought for the Baltimore Pike Corridor in Media, PA



"Fred & Ginger", Prague, Czech Republic



Modernist Building Along Traditional Streetscape

Overview:

- Traditional urbanism respects street walls, and involves buildings that adjoin sidewalks.
- Modernist buildings can be designed to fit into a traditional streetscape by respecting street walls and engaging the sidewalk.

Design Guidelines:

1. Align modernist buildings with traditional buildings.
2. Locate modernist buildings to adjoin the sidewalk.
3. Devote ground floor use to retail and related commercial activity.



FORM-BASED CODES | Lessons Learned

- Placemaking adds real value
- Form-based zoning as a powerful tool
- Progression of Code refinements



FORM-BASED CODES | Key Take-Aways

1. Keep Improving the Code
2. Create Positive Examples
3. Identify New Practices
4. Provide Give-Get Incentives
5. Improve the Public Realm
6. Maintain Consistency with Reviews

