Form-based zoning

What is it?

How can it be used in Kingston?

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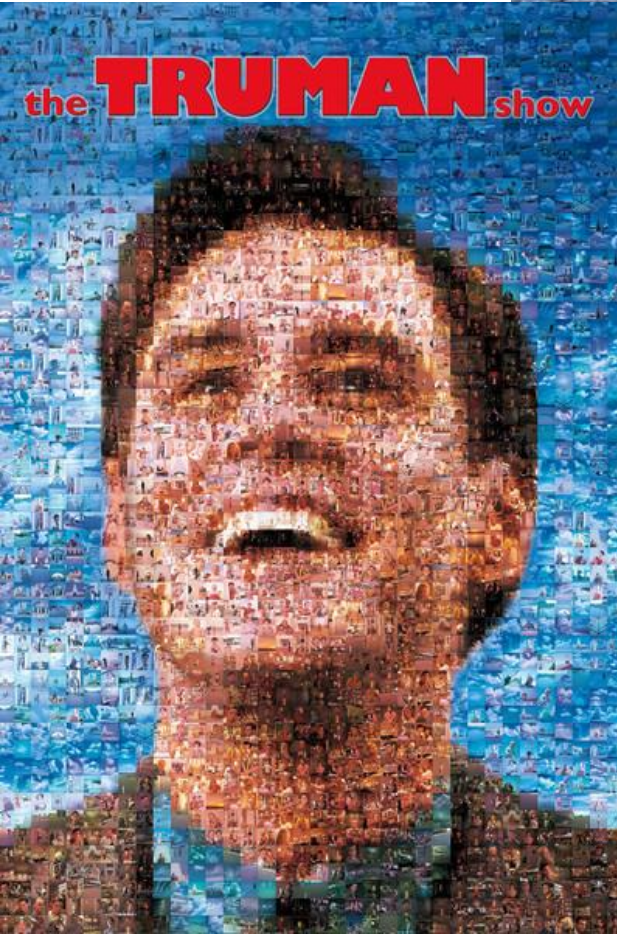Tel: 646.652.6498

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Zoning broke into the national consciousness exactly one time

People marveled that this wasn't a movie set, but a real place: Seaside, Florida

Zoning made Seaside look like Seaside

- Not only was building form regulated, but so was:

    - Architectural style
    - Lighting
    - Fences (required: with specified size & style)
    - Building /roof color and materials
    - Accessory parking maximums!

- Promoted compact walkable community where a household would have only one car

- All daily household needs (grocery, school, mail, etc.) would be within an easy walk

- "Human-scale"

Revolutionary for its time, Seaside smashed zoning conventions

- But Seaside was a blank canvas: it was built on empty land

- It is extremely rigid: Specific colors are named in the code

- And then there's the question of personal choice: What if you don't want a white picket fence?

In New York, zoning and planning go hand-in-hand

- Zoning helps implement a well-considered plan: it is a means to an end, not an end itself

- The plan comes first! The plan is the primary driver of what zoning should be

Form-based code vs. traditional zoning

	Form-based	Traditional Zoning
Regulatory focus	• Building form	• Land use
Goals	• Desirable urban form • Good pedestrian environment • Preservation (or creation) of community character	• Land use segregation • Management of density • Parking
Tools	• Small areas with layered regulation • Build to lines • Often a focus on façade and urban design	• Large districts • Setbacks & building separation • Usually ignores facades and urban design
Product	• Predictable outcomes because of prescriptive rules	• Open, can accommodate many forms and styles
Best when . . .	**You know what you want**	**Building form is flexible**

Traditional zoning ("Euclidian") is often anything but predictable
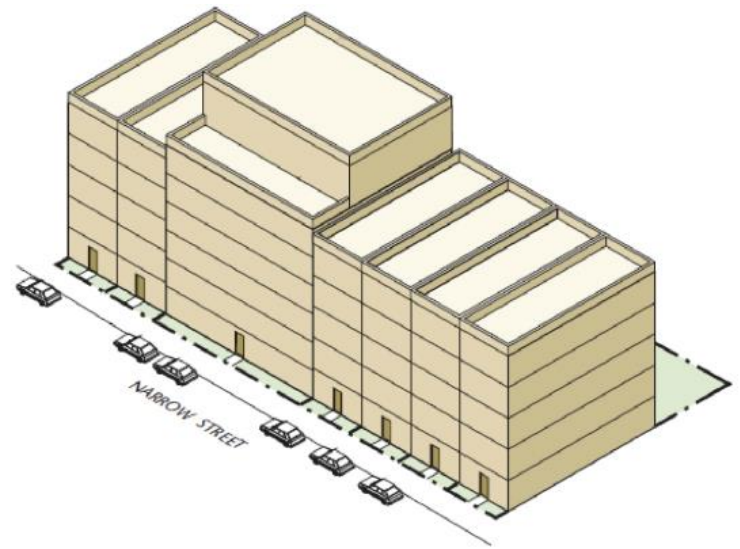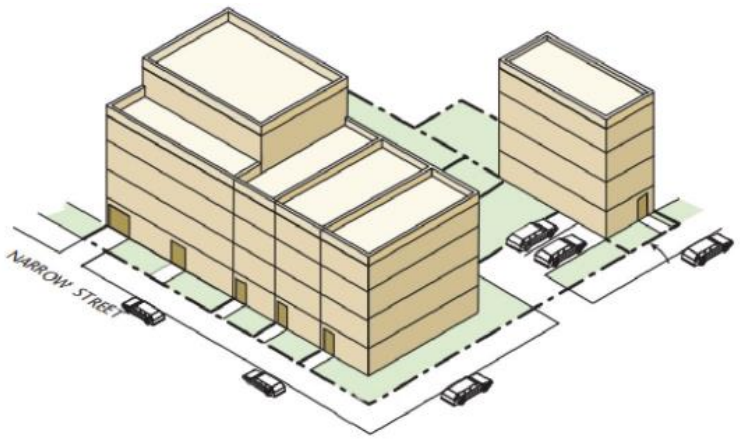
Greenwich Village and

Coop City

Are the same zoning district

But with completely different forms

Form-based zoning's building form is predictable

R6B General Residence District						
R6B	**FAR** (max)	**Lot Coverage** (max)		**Base Height** (min/max)	**Building Height** (max)	**Required Parking**[2] (min)
		Corner Lot	Interior/Through Lot			
	2.0[1]	80%	60%	30–40 ft	50 ft	50% of dwelling units

2.2 FAR with Inclusionary Housing designated area bonus
Waived if 5 or fewer spaces required

| R8B General Residence District						
R8B	**FAR** (max)	**Lot Coverage** (max)		**Base Height** (min/max)	**Building Height** (max)	**Required Parking** (min)
		Corner Lot	Interior/Through Lot			
	4.0	80%	70%	55–60 ft	75 ft	50% of dwelling units[1]

40% in Brooklyn

New York City contextual zoning is one of the earliest form-based codes: designed to match existing typical development patterns
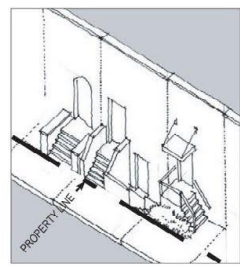
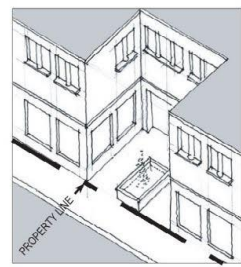# Form-based zoning now has an extensive track-record
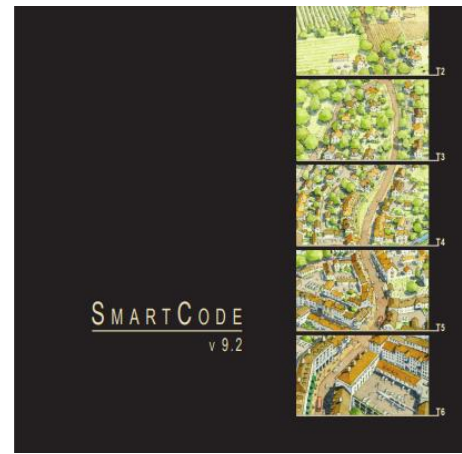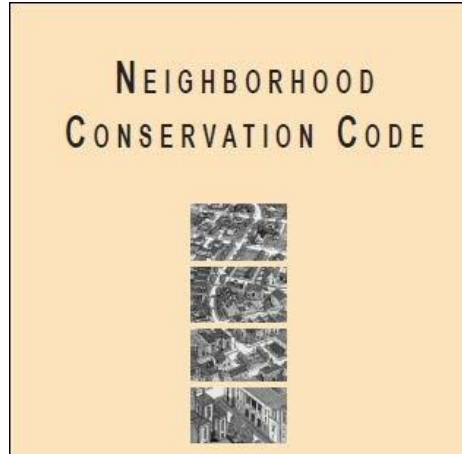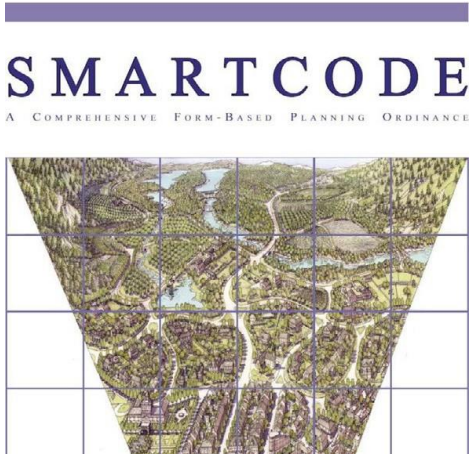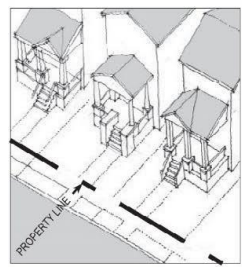
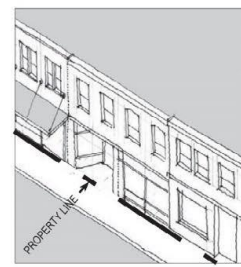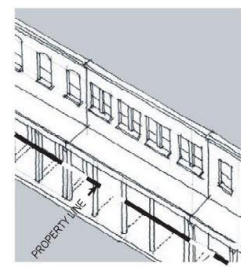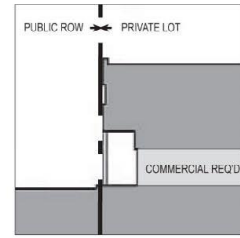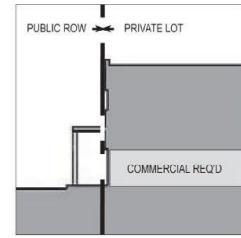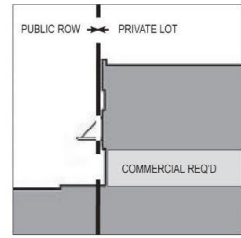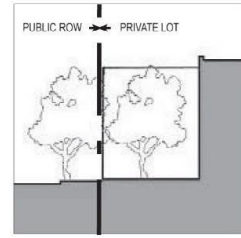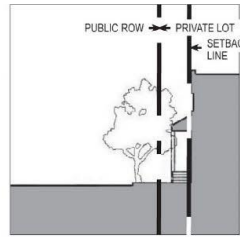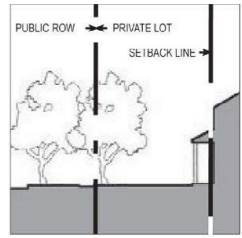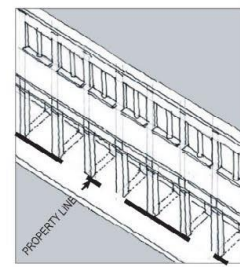# The Form-Based Codes Institute gives annual awards for the best form-based codes

🔒 Secure | https://formbasedcodes.org/driehaus-award-recipients/

FBCI Form-Based Codes Institute

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Driehaus Award Recipients

The Board of Directors of the Form-Based Codes Institute (FBCI) is pleased to announce winners for achievement in the writing and implementation of Form-Based Codes, sponsored by FBCI with the generous support of the Richard H. Driehaus Charitable Lead Trust. The first recipients were awarded in 2007 with subsequent awards given annually except for 2009.

2017 Driehaus Form-Based Code Awards

Award Recipients

University Neighborhood Specific Plan
Downtown Code for Nashville, Tennessee

Award Jury

Mary Madden, AICP, (Jury Chair), Principal, Ferrell Madden

Susan Henderson, Director of Design, PlaceMakers, LLC

Randy Hutcheson CNU-A, Historic Preservation and Design Planning / Development

COURSES & WEBINARS

FBC101: Introduction
» The ABCs of Form-Based Codes

FBC101: Online
» An online course for self-paced learning
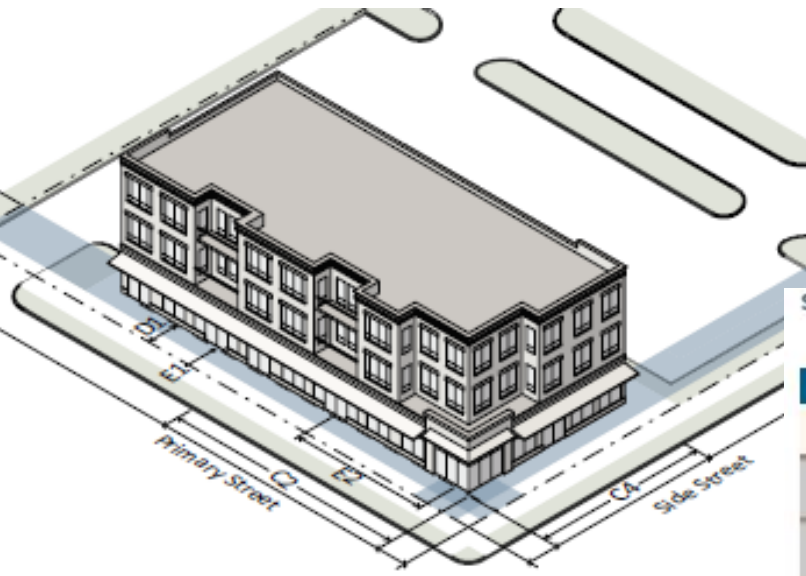
FBC201: Design
» Learn how to create a form-based code

FBC301: Administration
» An in-depth look at what must happen before and after a form-based code is drafted

Webinars: Live/Recorded
» View recorded webinars online 24/7
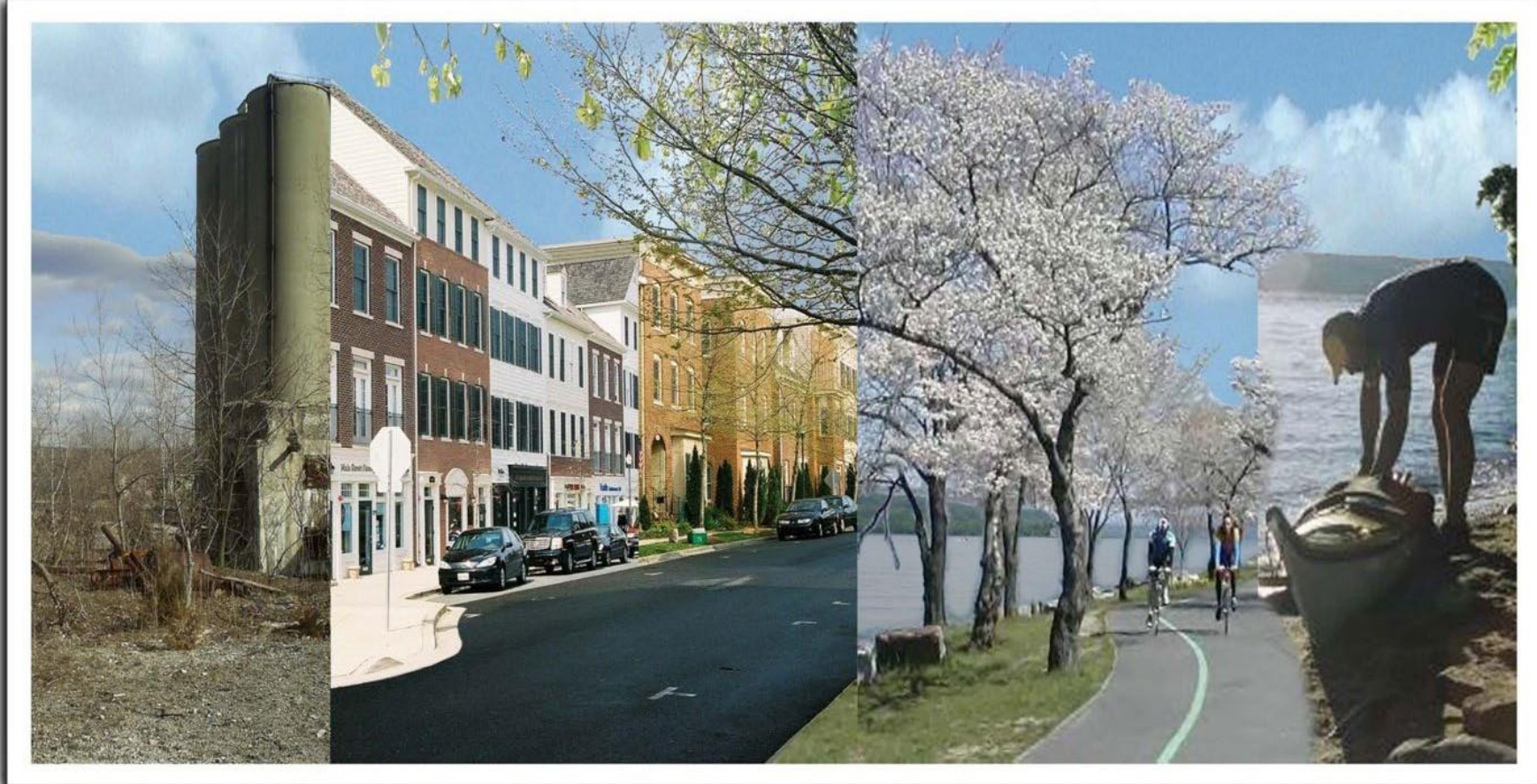
And many of these codes are illustrative and modern

SECTION 3.4 | PUBLIC FRONTAGE STANDARDS

TYPE 6 - ARCADE / GALLERY

GROUND-FLOOR USE	FLEX PEDESTRIAN ZONE (ARCADE)	FLEX FURNISHING ZONE	PARKING + PLANTER ZONE	SHARED TRAVEL ZONE
COMMERCIAL	10'-15' May include Cafe Zone See Appendix A.5 for Private Frontage Guidelines.	Distance from Curb to Arcade should be <2' OR >4'	16' - 18' head-in diagonal OR 8' parallel Planters every 2-3 spaces (where applicable); See Section 3.5 for Street Landscape Standards.	See Section 3.3 for Street Type Standards.

Kingston already has one example of a form-based code

While it has some use regulations . . .

. . . it primarily regulates form by area

Which have regulations that will produce a predictable building form

Planning Guidelines

- Regulating Plans – Permitted uses, Building Heights, Open Space & Riverfront Design Guidelines

- Lot, Roadway, Open Space, Signage, Storefront & Lighting Guidelines

Architectural Guidelines

- Architectural Styles, Building Types & General Building Element Guidelines

Landscape Guidelines

- Planting Requirements & Plant Selection List
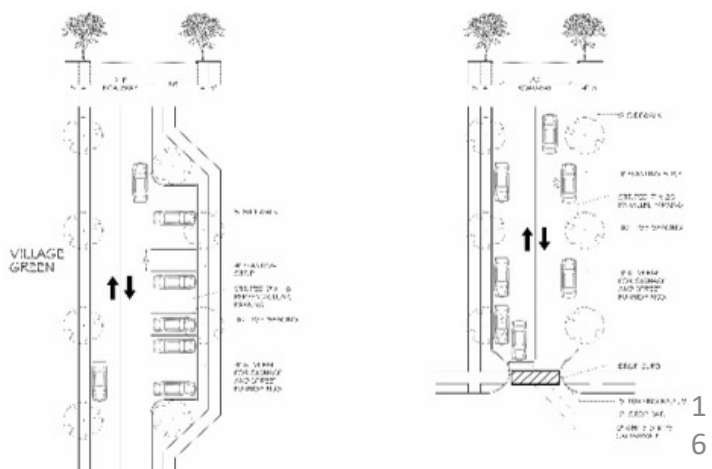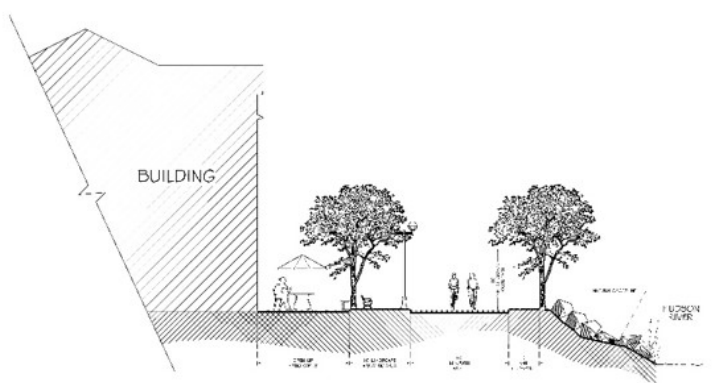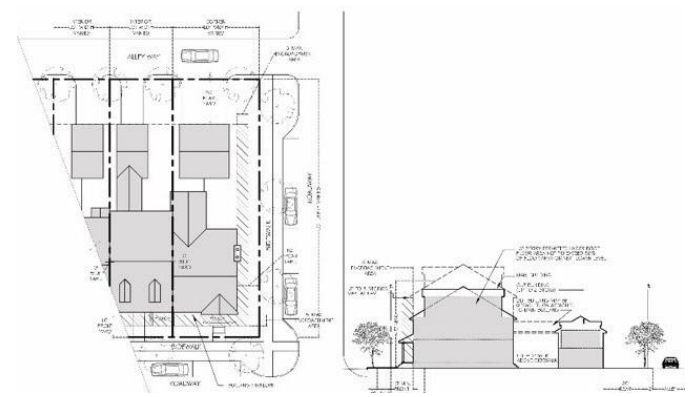
A form-based code is being proposed for Midtown

The Midtown Urban Core Overlay District covers the non-residential areas along Broadway and the railroad

Includes many existing commercial/ industrial / mixed buildings
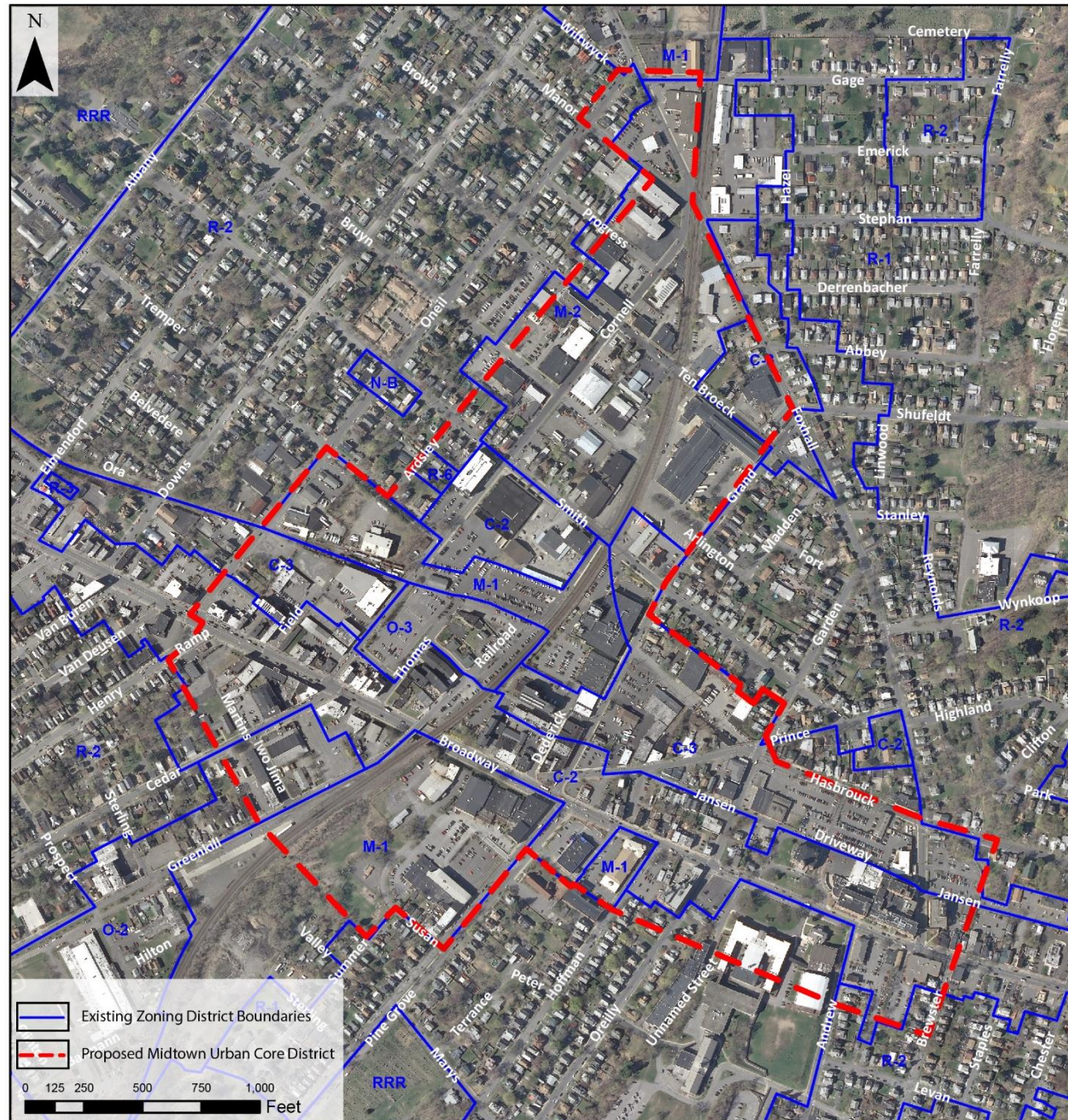
Unlike Hudson Landing there is a context

With development sites scattered throughout

But the area is not well-traveled by pedestrians

The goal zoning is to create a place good for people

"An excellent urban street frontage is one that provides positive stimulus and interaction for the pedestrian. In an ideal setting, buildings form a continuous edge, generally up against the outer edge of the right-of-way, with large expanses of glass for pedestrians to see what is happening inside, and a constant sense of give-and-take between inside and outside. The width of the buildings along the street would be relatively narrow and house a variety of commercial uses. Restaurants and other uses might spill out onto the sidewalk creating open-air cafes, galleries and other attractions ...

A significant interruption in the continuity of the streetwall detracts from the quality of the frontage. The ability of good pedestrian-scale buildings to create high quality frontage is diminished when surface parking or blank building facades interrupt the continuity of the streetwall. Similarly, berms, lawns and other significant landscape elements detract from the overall quality of the frontage. ...

The intent of the Midtown Urban Core Overlay District is to create a high density urban environment that is a comfortable and interesting place to live, work, walk, recreate and enjoy cultural and entertainment activities."

This is a massing model of a hypothetical Broadway frontage
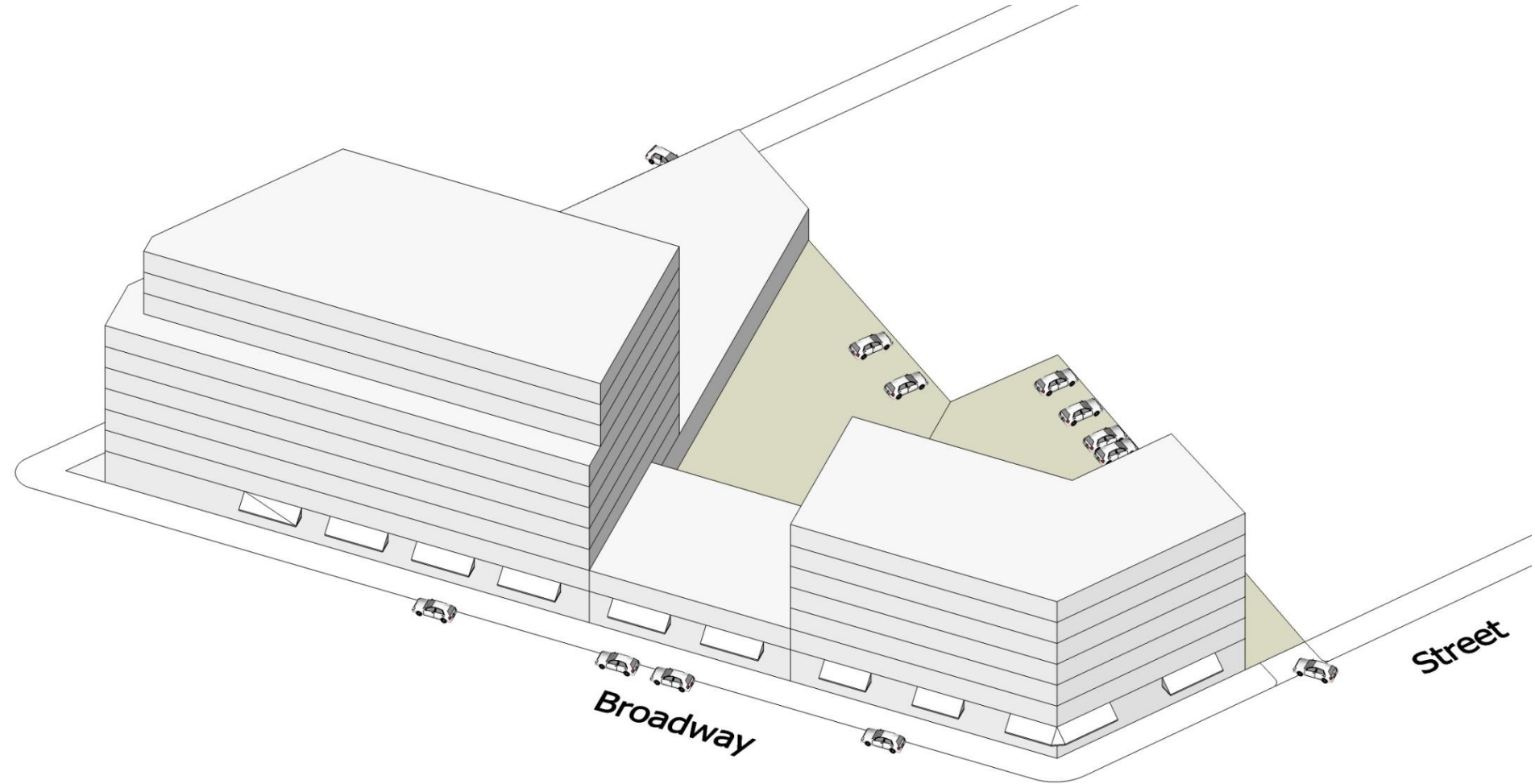
Broadway

Street

Street frontage on Broadway
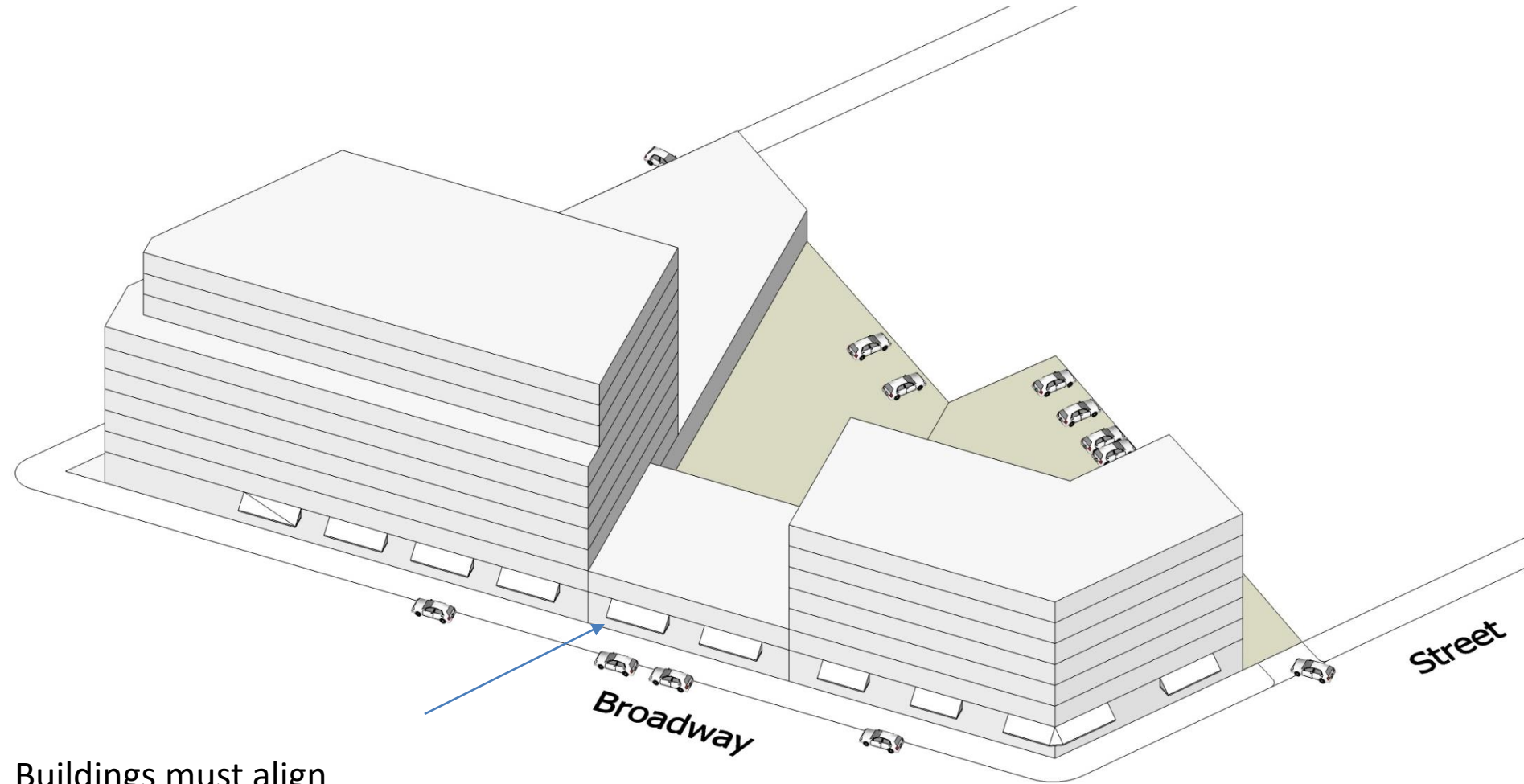
Buildings must align
Buildings must be built at (or near) the streetline
Must meet minimum transparency requirements
At least 90% of lot frontage must be built on Broadway (75% for Grand and Cornell)

Rear and side yards

No required rear yards for corner lots
Structured accessory parking may be permitted
in a rear yard
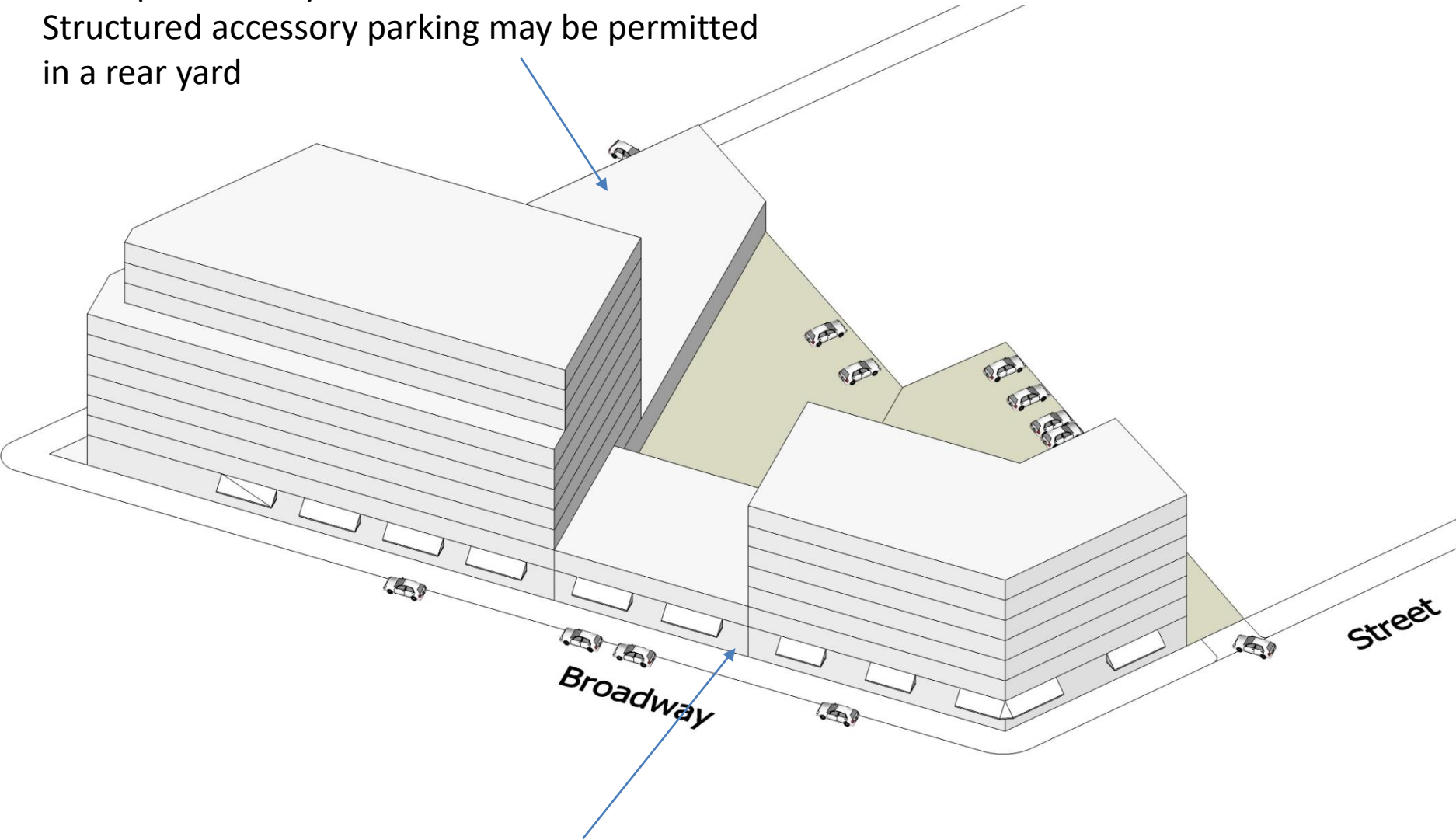
No side yards required. Ten feet maximum

Height

Building must setback 10 feet above 75 feet

Max. height 105 feet** with structured parking

Min height 25 feet

Max. height 75 feet*

Broadway

Street
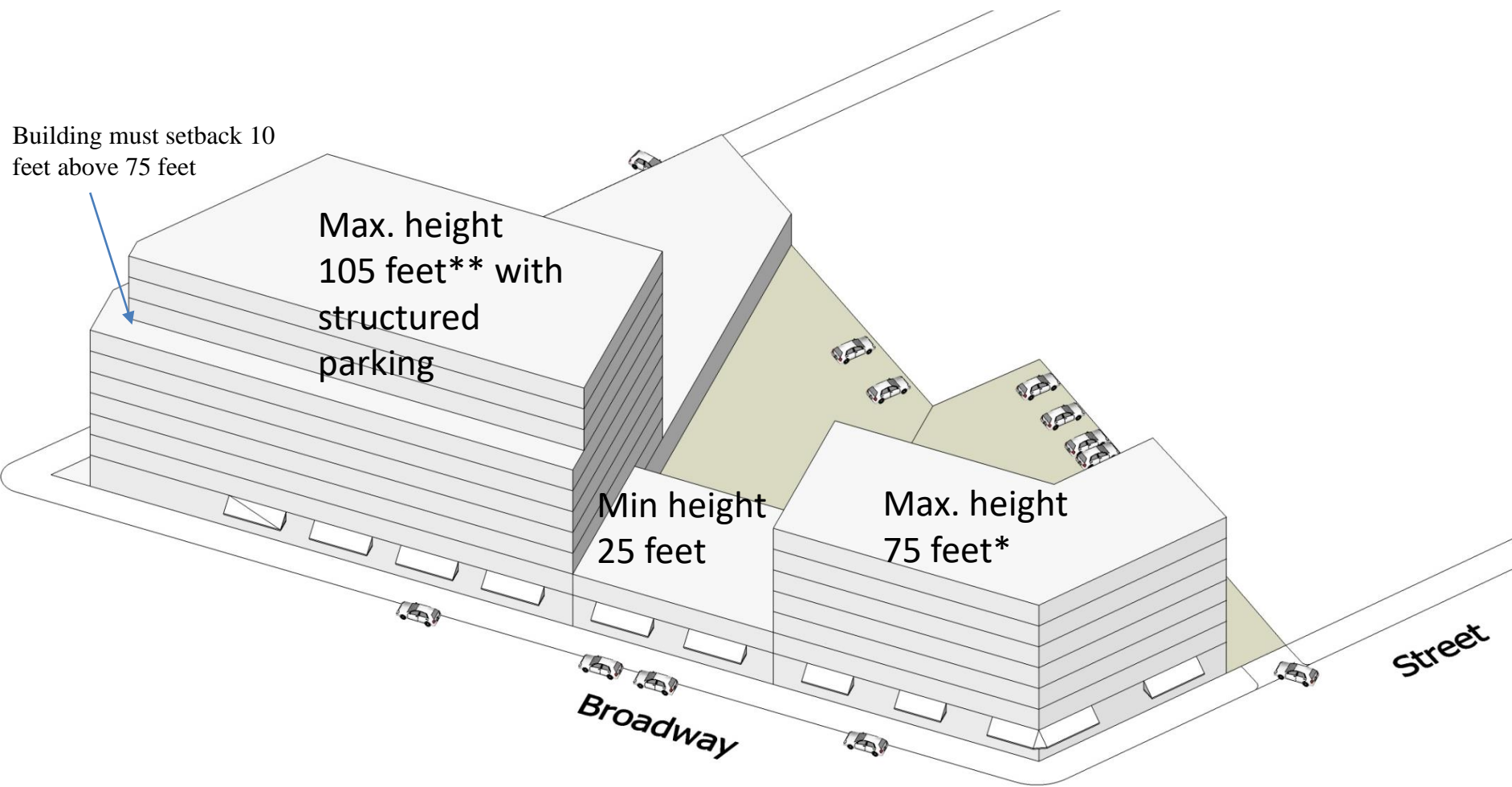
* 45 feet on Cornell and Grand
** 65 feet on Cornell and Grand

Parking, driveways and loading
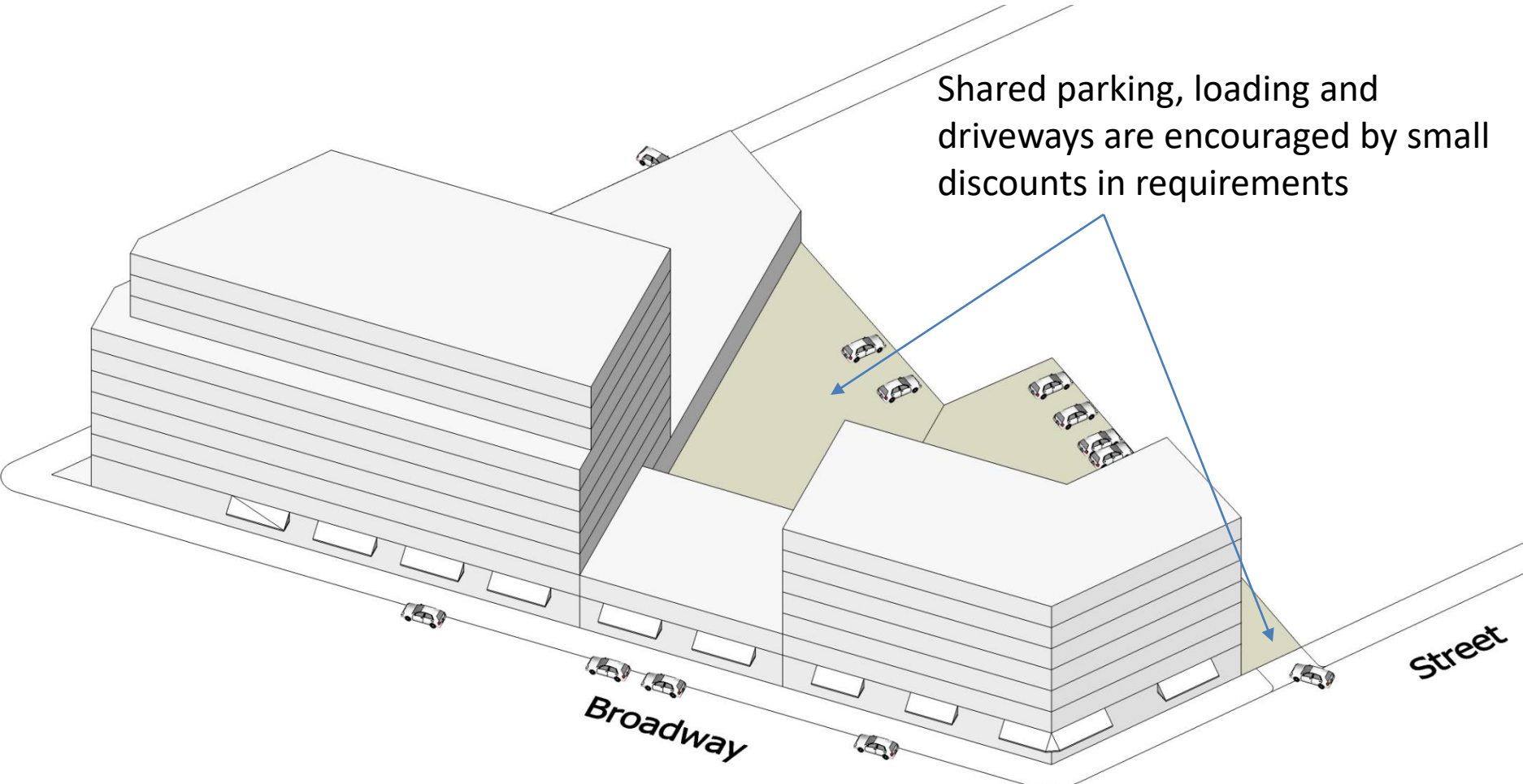
Shared parking, loading and driveways are encouraged by small discounts in requirements

Street

Broadway

No curb cuts on Broadway for corner lots: entrances must be off side streets where possible

Parking, driveways and loading details

- Five or fewer on-site parking spaces may be waived

- Accessory parking may be provided off-site within 400 feet

- Adjacent lots may share required on-site parking and driveways in exchange for a 10% reduction

- Adjacent lots may share required on-site loading to reduce required loading areas by 50%

Use

Most uses allowed

No residential units on the ground floor

Broadway

Street
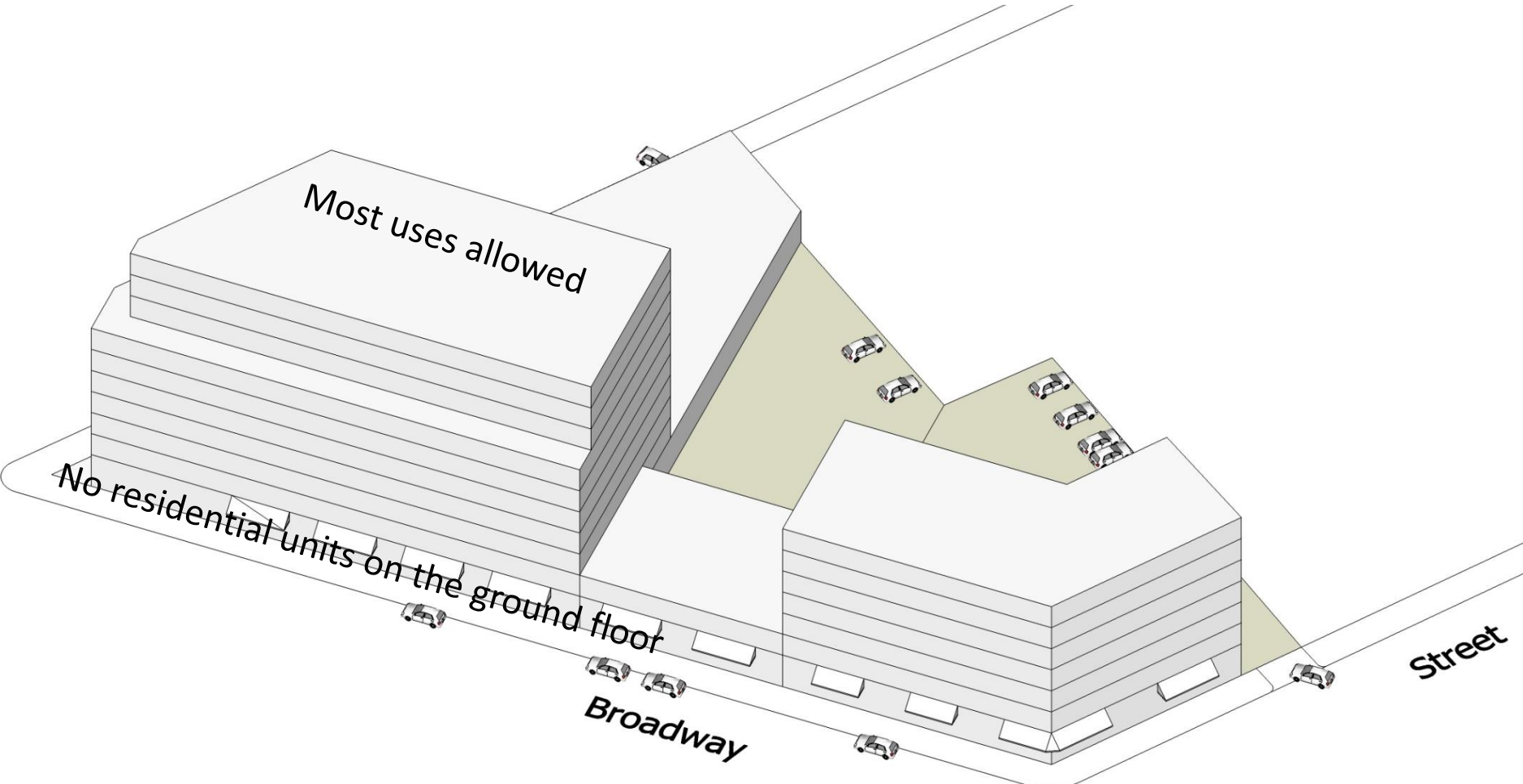
Residences must be located above non-residential uses

What's not included in the overlay:

- Floor area or floor area ratio limits

- Coverage requirements or limits

- Anything regarding architectural styles, materials, colors, or landscape requirements

- Open space requirements

- Segregation of uses

- Anything regarding affordable housing

- Bicycle parking, electric vehicles, autonomous vehicles

Although some of these are addressed elsewhere in the zoning law

In sum, on Broadway you'll get buildings like this:

RUPCO proposal

In sum, on Broadway you'll get buildings formed like this:

In sum, on Broadway you'll get buildings like this:

And not forms like this:

And not forms like this:

And not forms like this:

Comments, questions, discussion . . .

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How can it be used in Kingston?

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