









#### DEVELOPING FORM-BASED CODES

American Planning Association, PA Chapter 2010 Annual Conference October 4, 2010

#### **AGENDA**

- What Are Form-Based Codes (FBC)
- Form-Based vs Conventional Zoning Codes
- How to Develop a Form-Based Code
- Who is Using a Form-Based Codes?
- Lessons Learned about Creating & Implementing Form-Based Codes

#### What are Form-Based Codes?

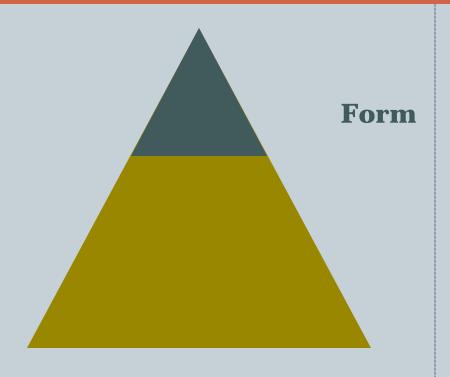
#### "Function Follows Form"

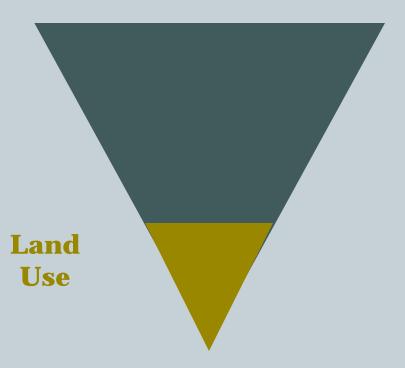
- Concentrate on visual aspects of development & the relationship of buildings to one another and the street
- Place more emphasis on building type, dimensions, parking location and façade features and less emphasis on land uses
- Stress the appearance and qualities of the public realm / streetscape created by the built environment

#### What are Form Based Codes?

**Traditional Zoning** 

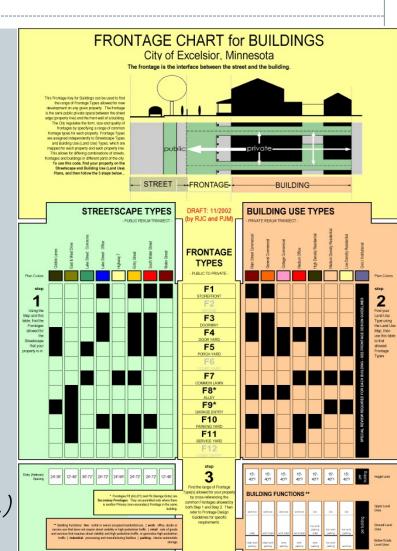
**Form Based Code** 



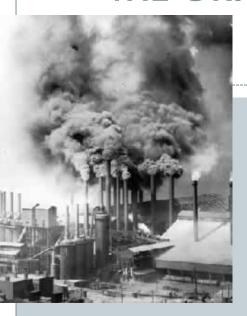


#### WHAT DOES FORM MEAN?

- Building Type or Disposition (detached, attached, twin, courtyard)
- Building Height
- Frontage Line (Build-To line)
- Frontage Type
- Block Size
- Street & Lane Widths
- Curb Radii
- Glazing
- Location & screening of parking
- Location & character of Landscaping
- Fence materials and height
- Encroachments (porches, balconies, etc.)



### THE ORIGINS OF CONVENTIONAL ZONING







19<sup>th</sup> Century Problems . . .

... Segregation was 19th Century Solution







# CURRENT ZONING CHALLENGE: COMMUNITY FORM



This is legal



The zoning outlaw:

Codes prevent desired community form

#### **FBC Characteristics**

**Zoning Districts –** Form-based code regulations are defined with the district's **relationships** to the transportation framework, community character, and role in the larger area **in mind** 

**Regulatory Focus –** Form-based codes de-emphasize density and use regulations to control building form. They recognize that **uses may change over time**, **but the building will endure**.

**Uses –** Form-based codes emphasize **mixed use and a mix of housing types** to bring destinations into close proximity to housing and provide housing choices to meet many individuals' needs at different times in their lives.

### **FBC Characteristics**

**Design –** Greater attention is given to streetscape and the design of the public realm, and the role of individual buildings in shaping the public realm. Form-based codes recognize how critical these public spaces are to **defining** and creating a "place."

Public Participation - A design-focused public participation process is essential to assure thorough discussion of land use issues as the code is created. This helps reduce conflict, misunderstanding and the need for hearings as individual projects are reviewed.

#### **FBC Benefits**

- Effectively illustrates the community's vision
- Creates a predictable outcome
- Protects community character
- Allows for market flexibility
- Increases market value
- Provides clarity with stakeholders

### Why are FBC Effective?

- Pictures tell the story
- Easy to find information
- Great for mixing uses
- Faster & cheaper process

#### Where Can FBC be Used?

- New growth areas
- Existing neighborhoods
- Limited situations /special districts
- Wholesale code revisions for entire communities

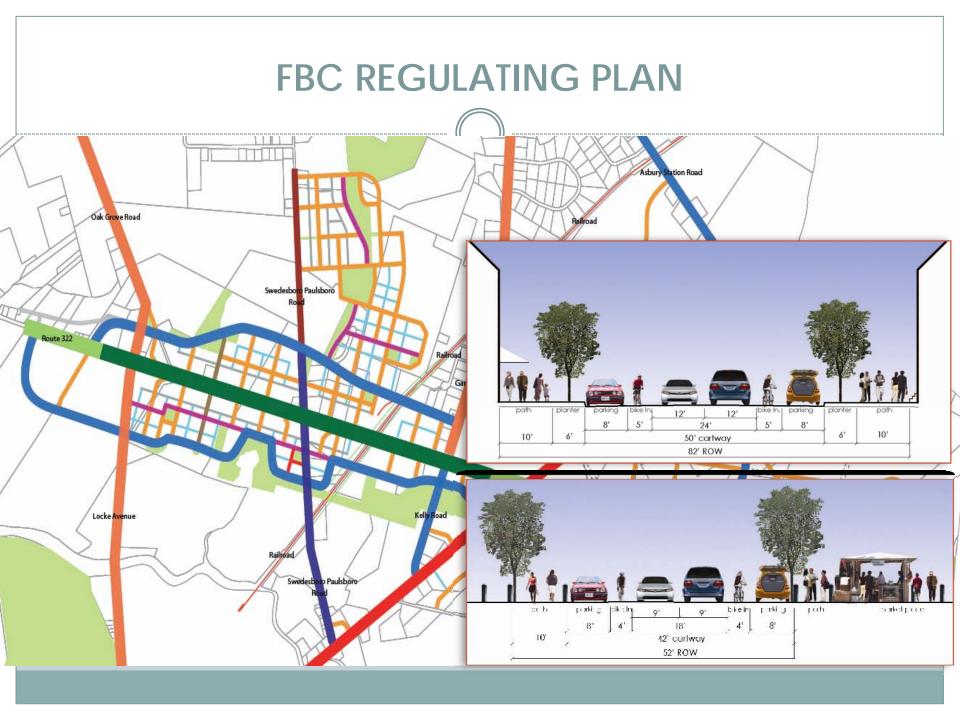
Mandatory OR incentive-based

## **FBC Implementation Options**

Mandatory/Exclusive (mapped at time of adoption)	The FBC is the exclusive and mandatory land development code in all or part of the municipality.  This option is frequently used for existing Main Street or historic neighborhoods.						
Parallel (mapped at time of adoption)	The previously existing conventional Euclidean zoning code and the FBC are both mapped and available. The landowner elects which one to use subject to certain limitations. Once the landowner chooses to use the FBC, all requirements apply.  This option is frequently used for greenfield areas, with minimum acreage requirements.						
Floating Zone  (not mapped at time of adoption)	The FBC is adopted, but no regulating plans are mapped. If a landowner wants to use the FBC, she/he must get the land rezoned and prepare a New Community Plan that includes the regulating map. This option is similar to a conventional Planned Unit Development (PUD) process, with the FBC requirements serving as the PUD standards.  This option is frequently used for larger redevelopment areas (including greyfields and brownfields) or greenfield areas.						

### Typical FBC Scope

- Existing Conditions Analysis & Inventory
- Spatial Basis for Code / Site Analysis
- Public Visioning and Participation
- Develop urban standards (street plan, building placement, height, land uses etc)
- Develop building standards (building typologies)
- Allocate & Illustrate Standards
- Draft Form-Based Code



## **FBC Regulating Plan**

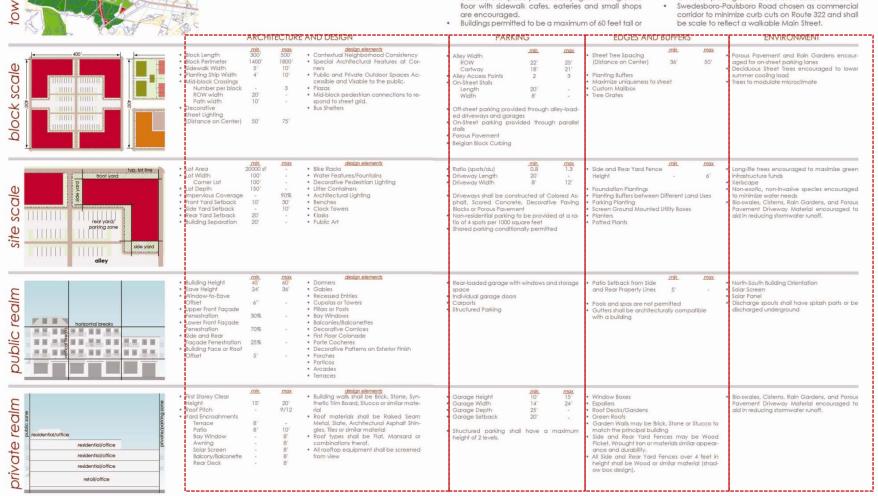


#### **FBC Elements**



- Zone Acreage 43.0 acres
- Maximum Number of Residential Flats 500 d.u.
- Maximum Commercial Area 280,000 s.f.
- Densities See TDR Market Analysis

- This zone is located alona Swedesboro Paulsboro Road and represents Woolwich's local mixed use Main Street.
- 500 residential flats are permitted by right above first floor retail
- Retail to be of a small botique scale.
- Commercial space permitted by right on the ground floor with sidewalk cafes, eateries and small shops
- 5 stories with a maximum average building height in the zone to be 55 feet or 4 1/2 stories.
- Building fronts to be built to public sidewalk edge.
- No front yard parking.
- All service and primary parking fields to be alley loaded and located in rear yard.
- On-street parking on Swedesboro-Paulsboro Road.



## FBC--Highly Graphic



#### **Questions?**

- What Are Form-Based Codes (FBC)
- Form-Based vs Conventional Zoning Codes

### Form Based Code Applications

- (1) District Overlay (Redevelopment) -Oakmont PA
- (2) Corridor Overlay -Upper St Clair PA
- (3) New Town (TDR) Woolwich NJ
- (4) Downtown Redevelopment Woodbury NJ
- (5) Existing Historic Community Mt Holly NJ

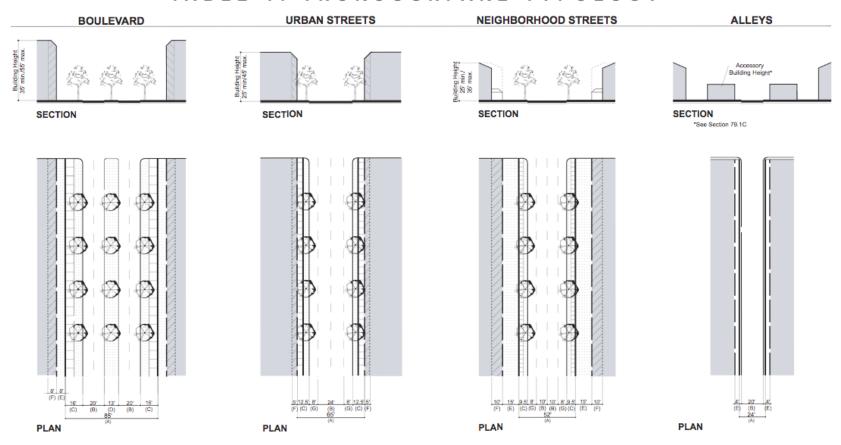
# Oakmont PA Community Master Plan Concept



#### Oakmont PA



#### TABLE 1: THOROUGHFARE TYPOLOGY



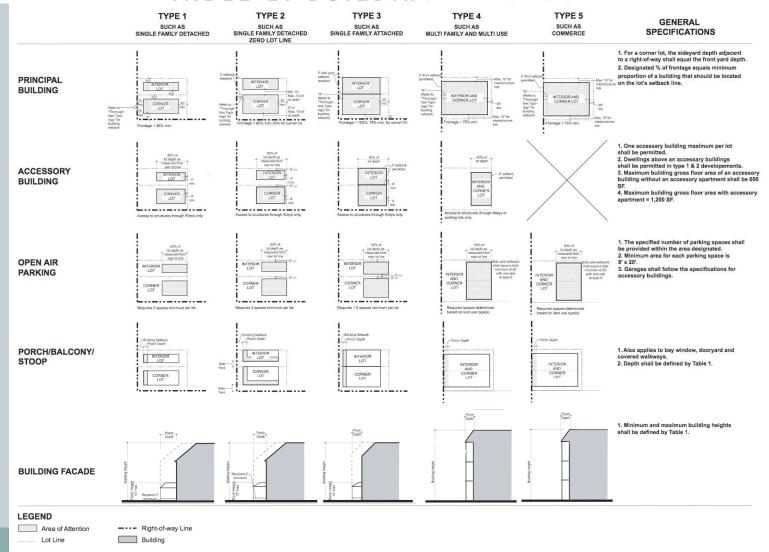
#### LEGEND

- A Right of Way
- 3 Cartway
- C Sidewalk and Planting Strip
- D Median Strip
- E Building Setback
- F Porches/Stoops/Balconies/Entrance Treatment
- G On-Street Parking
- ROW Line
- --- Minimum Setback from ROW
- ····· Maximum Setback from ROW

#### Oakmont PA



#### TABLE 2: BUILDING TYPOLOGY



## **Building Typology**

	BUILDING TYPOLOGY						
	TYPE1	TYPE2	TYPE3	TYPE 4	TYPE 5		
	such as	such as Single-family	such as Single-family	such as			
	Single-family	Detached	Attached and	Multi-family or	such as		
Characteristic	Detached	(Zero Lot Line)	Multi-family	Multi-use	Commerce		
Minimum Gross Floor							
Area (square feet per	1,000	1,000	900	900	NA		
dwelling unit)							
Maximum Gross Floor							
Area (square feet per dwelling unit and/or non-	5,500	5,500	4,000	30,000	60,000		
residential structure)							
Maximum Lot Coverage	40%	40%	40%	60%	60%		
	1070		,	30,70	70		

## Building Typology (con't.)

	BUILDING TYPOLOGY							
	TYPE1	TYPE 2	TYPE3	TYPE 4	TYPE5			
	ayah aa	such as	such as	ayah as				
THOROUGHFARE	such as Single-family	Single-family Detached	Single-family Attached and	such as Multi-family or	such as			
TYPOLOGY	Detached	(Zero Lot Line)	Multi-family	Multi-use	Commerce			
TTPOLOGT	Detacrica	(ZCIO LOT LITIC)	Widiti Tairiiry	Widiti dae	CONTINUE			
Boulevard Streets			i	İ	i			
Urban Streets		i	i	i	i			
Neighborhood Streets	i	i	i					

### Upper St Clair, PA

Initial Buildable Area Composite

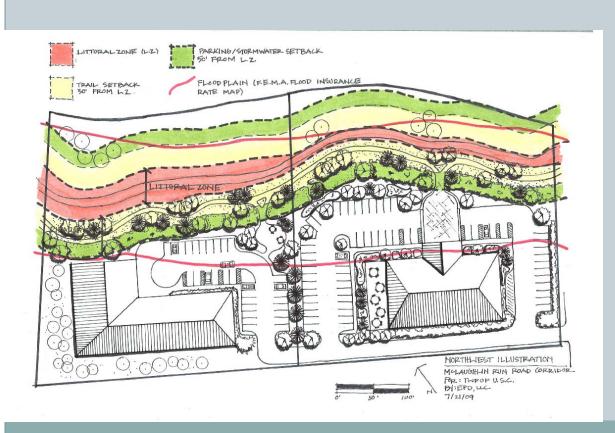


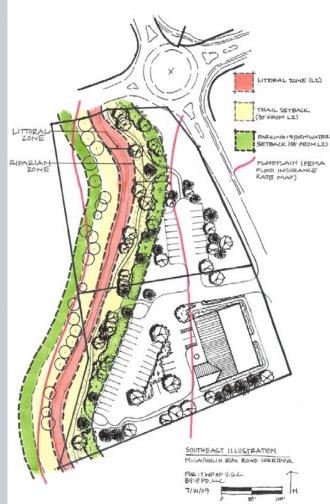
### Upper St Clair, PA

Corridor Characteristics



### **Exploring Form in Context of Natural Resources**





#### FBC: THREE CASE STUDIES

New Town,
 Woolwich Township, NJ

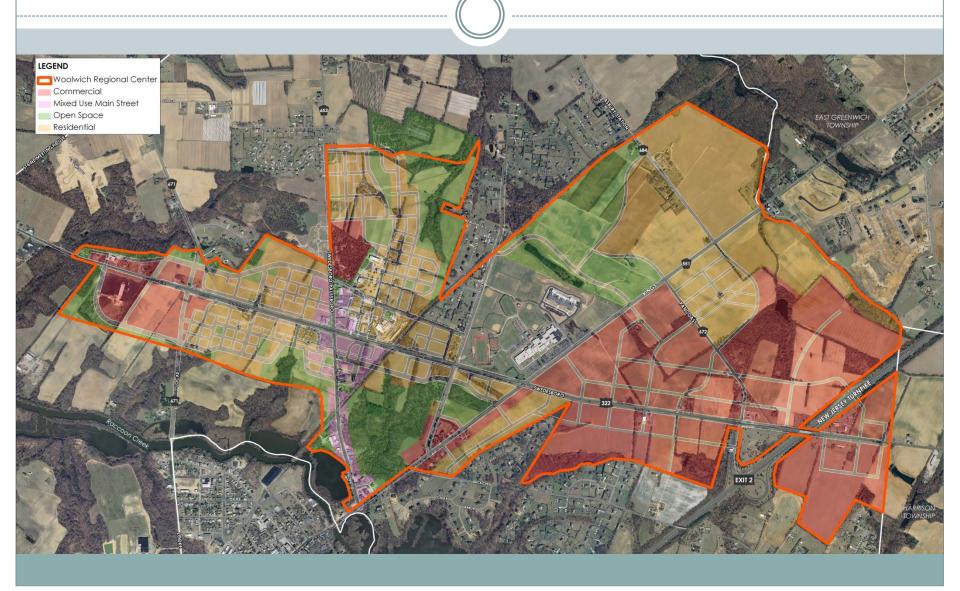
 Business District Redevelopment, Woodbury, NJ

 Downtown Zoning Code, Mount Holly, NJ

 FBC created as a component of a Transfer of Development Rights (TDR) Plan

 TDR Plan protects 4000 acres of farmland (sending zone)

Directs development to a regional center,
 "New Town" (receiving zone)











- Zone Acreage 43.0 acres
- Maximum Number of Residential Flats 500 d.u. Maximum Commercial Area - 280,000 s.f.
- Densities See TDR Market Analysis
- This zone is located along Swedesboro Paulsboro Road and represents Woolwich's local mixed use Main Street
- 500 residential flats are permitted by right above first floor retail
- Retail to be of a small botique scale.
- Commercial space permitted by right on the ground floor with sidewalk cafes, eateries and small shops
- are encouraged. Buildings permitted to be a maximum of 60 feet tall or
- 5 stories with a maximum average building height in the zone to be 55 feet or 4 1/2 stories.
- Building fronts to be built to public sidewalk edge.
- No front yard parking.
- All service and primary parking fields to be alley loaded and located in rear yard.
- On-street parking on Swedesboro-Paulsboro Road.
- Swedesboro-Paulsboro Road chosen as commercial corridor to minimize curb cuts on Route 322 and shall be scale to reflect a walkable Main Street.

#### ARCHITECTURE AND DESIGN

- 1400
- Planting Strip Width
   Mid-block Crossings Number per black
- 1800 75
- design elements

  Contextual Neighborhood Consistency

  Special Architectural Features at Cor-. Public and Private Outdoor Spaces Ac-
- cessible and Visable to the public. . Mid-block pedestrian connections to re-
- spond to street grid. · Rus Shelters

#### PARKING **EDGES AND BUFFERS**

- · Street Tree Spacing · Plantina Buffers Custom Mallbox
- · Off-street parking provided through alley-load ed driveways and garages

  On-Street parking provided through parallel
- · Pornus Povement

· Alley Width

Cartwa

Alley Access Points
 On-Street Stalls

. Belgian Block Curbing

· Ratio (spots/du)

- Blacks or Paraus Pavement Non-residential parking to be provided at a ra-flo of 4 spots per 1000 square feet Planters

  Potted Plants
- · Shared parking conditionally permitted
- Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Parking Planting
   Parking Planting

  - . Screen Ground Mounted Utility Boxes

- **ENVIRONMENT** · Porous Pavement and Rain Gardens encour-
- aged for on-street parking lanes

  Deciduous Street Trees encouraged to lower

# site

. Lot Width

· Block Perimeter

ROW width Path width

Street Lighting

- Impervious Coverage Side Yard Setback
- Rear Yard Sefback
   Building Separation

#### · Bike Racks Water Features/Fountains · Decorative Pedestrian Lighting

- · Architectural Lighting
- · Clock Towers Klosks
   Public Art

#### Height

- . Long-life trees encouraged to maximize green Infrastructure funds
- to minimize water needs Bio-swales, Cisterns, Rain Gardens, and Porous
- Pavement Driveway Material encouraged to aid in reducing stormwater runoff.



Building Height

Facade Fenestro Building Face or Roof

Yard Encroahments

Bay Window Awning

Rear Deck

Terrace Patio

- Eave Height
   Window-to-Eave
- Upper Front Façade 30% Side and Rear
- Gables · Recessed Entries
  - Cupolas or Towers
     Pillars or Posts . Bay Windows
  - . Decorative Comices
  - . Decorative Patterns on Exterior Finish

  - · Terraces

  - · Roof materials shall be Raised Seam
  - · All rooftop equipment shall be screened

- · Individual garage doors
- Carports
   Structured Parking

- Pools and spas are not permitted

. Gutters shall be architecturally compatible

- . North-South Building Orientation
- Solar Panel
- · Discharge spouts shall have splash parts or be discharged underground



- Building walls shall be Brick, Stone, Syn • First Storey Clear thetic Trim Board, Stucco or similar mate-
  - Metal, Slate, Architectural Asphalt Shin-gles, Ties or similar material Roof types shall be Flat, Mansard or

- height of 2 levels.

- · Green Roofs

ow box design).

- . Garden Walls may be Brick, Stone or Stucco to match the principal building

  • Side and Rear Yard Fences may be Wood
  Picket, Wrought Iron or materials similar appear-
- once and durability . All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shad-
- · Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

- Infrastructure delays and economic conditions have lessened pressure for high density development
- Regulating Plans remain in place to ensure that short-term development allows for longterm vision
- Implementation involves balancing changing market without compromising on creating a sense of place

### WOODBURY, NJ

Business District Redevelopment Plan

FBC created in place of Design Standards

 Addresses targeted Redevelopment Areas as well as the entire Business District

## WOODBURY, NJ













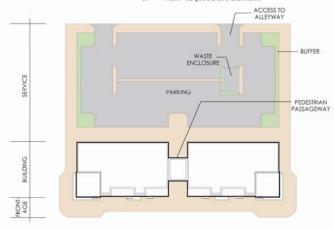
#### **Building Type**

6.13.2 Flex Mixed Use

### A. Purpose/Definition

A multi story building that contains ground floor retail uses, with upper floor residential, retail, office or other commercial uses. These buildings may be attached, semi-attached or detached. They are served by elevators and intended for the highest density areas of the City. Common entrances and other spaces may be shared. They shall be designed as elevator buildings. Residential access may be provided from internal courtyards or corridors. Access to retail must be provided from the primary street frontage as well as parking areas in the rear. Parking is permitted inside the ground floor of the building but may not abut the primary public frontage.

### B. Plan: Required Site Elements



FORM-BASED CODE



### C. Massing: Required Building Elements

Required Building Elements are regulated in Transect Charts and General Design Standards to ensure that buildings respect the pedestrian scale of the City. To meet the regulated standards, the following elements are suggested for incorporation into the building design:

Vertical Breaks: awnings or overhangs (3), horizontal bands or entablature (10), balconies or balconettes (6), offset roof line (1)

Horizontal Breaks: bay windows (8), vertical windows (9), building offsets (4), building connectors (4)

Ground Floor: commercial storefronts (2), awnings or overhangs (3), windows facing pedestrian passageways (5), vertically-oriented window openings for private spaces

Upper Floor: vertically-oriented window openings (reflective of function) (9), private or common outdoor spaces (7)

Pedestrian Accommodations: mid-building passages (4), windows facing passageways (5), awnings or overhangs (3), retail entrances from parking lot

Open Space: private balconies (7), common terraces or roof gardens, mid-building passages (4)

D.	Permitted Buildi	ing Dimensions
	DIMENSION	STANDARD
A	Min Lot Size	10,000 sf
В	Min Width	100 feet
C	Max Width	200 feet
D	Min Depth	70 feet
Ε	Max Depth	90 feet

	********	
۰	MATERIAL	STANDARD
1	Brick	P
ı	Stone	P
ı	Architectural Panel	Р
ı	Extruded Metal	Р
ı	Glass	P
ı	Stucco	P, Rear Façade
ı	Siding	NP
ı	Clapboard	NP
ı	Concrete Block	NP
ı	Concrete Panel	NP
ı	Prefab. Steel/Metal	NP.

See Section 6.20 Definitions for further clarification of materials

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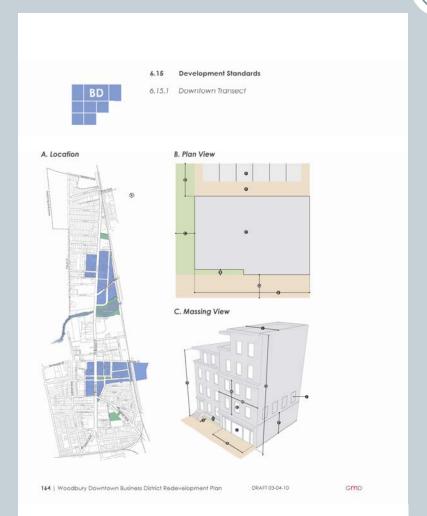
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Woodbury Downtown Business District Redevelopment Plan | 133



FORM-BASED CODE

#### D. Development Standards Table

AUDUC FROM	

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			DTB	UTB	COL	SPC	SRV	roc	SM
A	Lot Size	Min. Max			SEE 6	BUILDING	TYPES		
	William Control of the Control of th		0.0	Off	0.11	0.11		10 ff	101
8	Front Yard Setback	Min							
	CONTROL OF STATE OF STATE	Max	10 ft	10 #	10 ft	10 ft	_==	15 ft	151
C	Side Yard Sefback	Min	-	-		-	-	- 5	
		Max	011	011	10 ff	0 11	-	10 ft	101
D	Rear Yard Setback*	Min	50 ft	50 ft	50 ft	50 ft	-	50 ft	50
	2002 (2000 000 000)	Max		77	- 14			-	
E	Frontage Percentage	Min	90%	90%	90%	90%		50%	501
		Max				196		- 2	-
F	Lot Coverage	Min	1000	1000	10.000	100		-	- 11
		Max	100%	100%	90%	100%	-	80%	801
G	Building Height	Min:	50 ft	50 ft	50 ft	50 ft	- "	50 ft	241
	and the same	Max	70 ft	70 ft	70 ft	70.11	-	70 ft	501
H	Eave Height	Min	40 11	40 ft	40 ft	40 ft	-	40 ft	24
		Max	60.91	60 ft	60 #	60 H		60 ft	50 1
1	Ground Floor Front Façade	Min	70%	70%	70%	70%		30%	309
	Fenestration	Max	-		-		-	-	- 10
1	Ground Floor Side/Rear	Min	50%	50%	50%	50%	120	30%	305
•	Façade Fenestration	Max		- A		44	- 44	-	
K	Upper Floor Façade	Min	30%	30%	30%	30%	-	20%	203
	Fenestration	Max	-	-	-	-	-	-	-
L	Distance between Roofine	Min	-	-	100	-	-	-	
	Offsets	Max	40 ft	40 ft	40.11	40 ft	-	40 ft	40
	Distance between Horizontal	Min	+-		-		-	220	-
M	Façade Breaks	Max	40 ft	40 ft	40 ft	40 ft	-	40 ft	40 f
	Distance between Vertical	Min		-	-	- 100		-	-
N	Façade Breaks	Max	24 ft	24 8	24 ft	24 8		24 ft	241
		Min	-		-		- 44	741	- 40
0	First Floor Elevation	Max	Off	Off	3 #	3.11	-	3 ft	3 f
		Min	16.ft	16.81	16 ft	16 ft	-	12.11	121
P	First Story Clear Height	Max	1077	1011	10.11	101			1.0
	AND ADDRESS OF THE PARTY OF THE	Min	18 ft	15 ft	15 ft	20 ft		911	51
Q	Pedestrian Realm Width	Max	+	1011	10.11	2.071	12		-
		Min.	20 ft	20 ft	20 ft	20 ft		20 ft	
R	Storefront Width	Max	40 ft	40 ft	40 ft	40 H	-	40 ft	-
		Min	4011	40.11	4011	40 H		4011	-
\$	Front Façade Encroachments		3.ft	3 ft	3 ft	3.11		3#	31
		Мак					_		
	Accessory Building Setback*	Min	30 ft	30 #	30 ff	30 11	- 44	30 ff	30 1
	Front	Max							
U	Accessory Building Setback*	Min	20 ft	20 ft	5.ff	511		511	5 ft
	Side/Rear	Max		-		-		-	
٧	Accessory Building Height	Min					-		
		Max	20 ft	20 ft	20 ff	20 ft	-	20 ft	20
W	Front Yard Parking		NP	NP	NP.	NP	-	100	- NP
X	Side Yard Parking		NP	NP	NP.	NP	-	NP:	- NP
	Roar Yard Parking		P	- 6	P	P	-	P	P
AA	GCI		P	P	P	p.	-	p	NP
BB	FLX		P:	P	P	P.	-	P	: NP
CC	FLT		P	P	P	P.		P	P
DD	COM		P	P	P	P		P	P
EE	LNR		Ρ.	P	P	P		P	P
FF	PK**		P.	P	P	P.		P	P
GG	LW		NP	NP	P	p.		P	P
нн	TWH		NP	NP	P	p	- 11	p	P
11	TWI		NP	NP	NP.	NP		MP.	NP
	SFD		NP	NP.	NP	NP	-	NP	NP
11									

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Woodbury Downtown Business District Redevelopment Plan | 145

### 6.14 Public Frontage Types

DTB

### Frontage Type

6.14.1 Downtown Broad Street

### A. Purpose/Definition

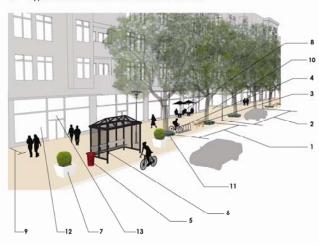
Intended to serve as the primary spine for Woodbury's downtown commercial and governmental area. As such, the streetscape must provide capacity for a high amount of pedestrian activity. This necessity, along with the grand scale of the street, warrants wide sidewalks with high quality materials and design, generous building heights, high quality façade materials and design, maximum first floor transparency, minimal to zero front and side yard setbacks, zero curb cuts and no front yard parking lots. Street fight-of-way and cross sections shall adhere to the Street Regulating Plan (Section 4.3).

### B. Pedestrian Realm Amenity Requirements

	AMENITY TYPE	REQUIREMENT		
1	Street Tree Spacing	Avg. 40' On Center		
2	Street Lighting Spacing	Avg. 70' On Center		
3	Bench	1 per 100 Linear Feet		
4	Bicycle Rack	1 per 200 Linear Feet		
5	Trash Receptacle	1 per 150 Linear Feet		
6	Bus Shelter	Required at every Stop		
7	Planter	Permitted		
8	Outdoor Cafes	Permitted		
9	Private Setback	Paved		
10	Mid-block Ped Connection	1 per 200 Linear Feet		
11	Planting Strip	Tree Pits		
12	Storefronts	Required		
13	Signs	Permitted		

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#### C. Typical Pedestrian Realm and Associated Elements



#### D. Permitted Street Trees

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Permitted trees for this frontage were selected for their ability to provide shade to wide sidewalks while still allowing storefronts, signs, and pedestrian-level lighting to be visible under the canopy. They are as follows: Green Ash 'Newport', Green Ash 'Summit', Shademaster Honeylocust, Skyline Honeylocust, Sawtooth Oak, Willow Oak. In general, tree types may be alternated except between Carpenter and Barber Ave where Green Ash trees have been selected and between Barber and Delaware/Cooper where Willow Oak trees have been selected, both for specific intent (per Street Tree Plan in Section 4.4.1).

- Redevelopment Plan is organized into "bitesized" pieces to encourage a mix of developers and architects and to reduce the need for an "all or nothing" approach
- City officials and residents are taking a hard look at historic preservation priorities
- Redevelopment Plan and FBC have attracted attention from major developers as they look towards post-recession opportunities

 NJ DOT Mobility and Community Form Initiative Pilot Project

 Mount Holly is the historic county seat of Burlington County, NJ

 FBC created to replace current zoning in the Downtown



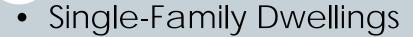








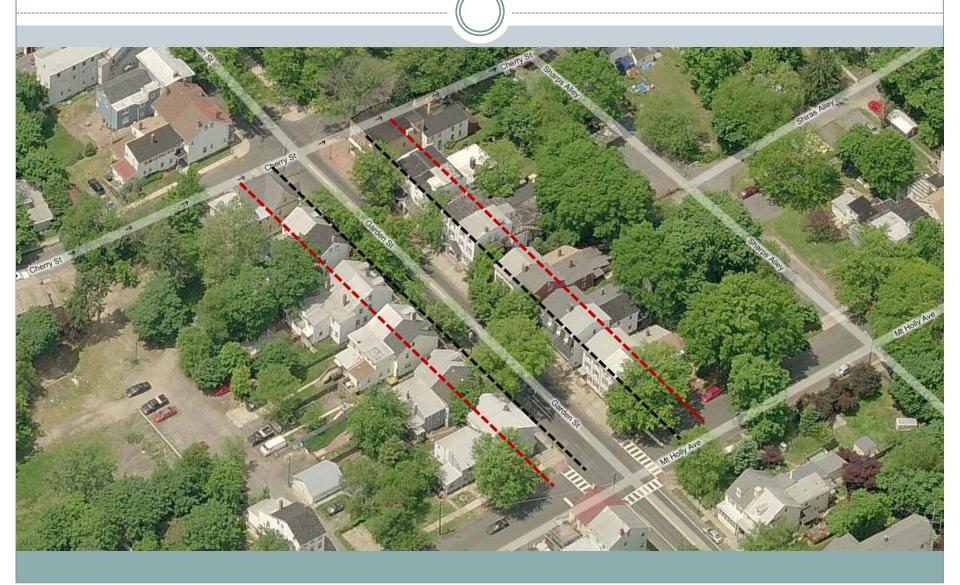
Garden Street Zoned: R3

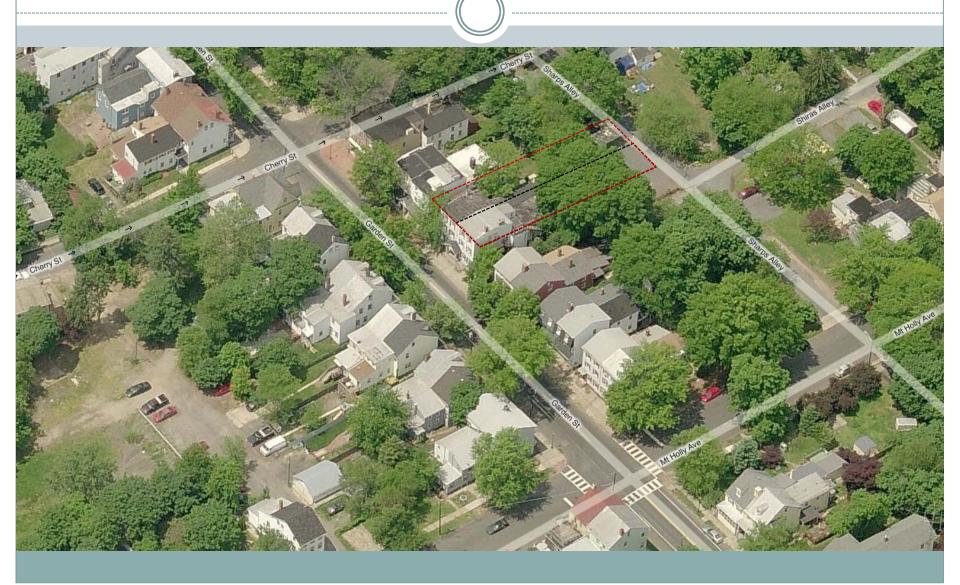


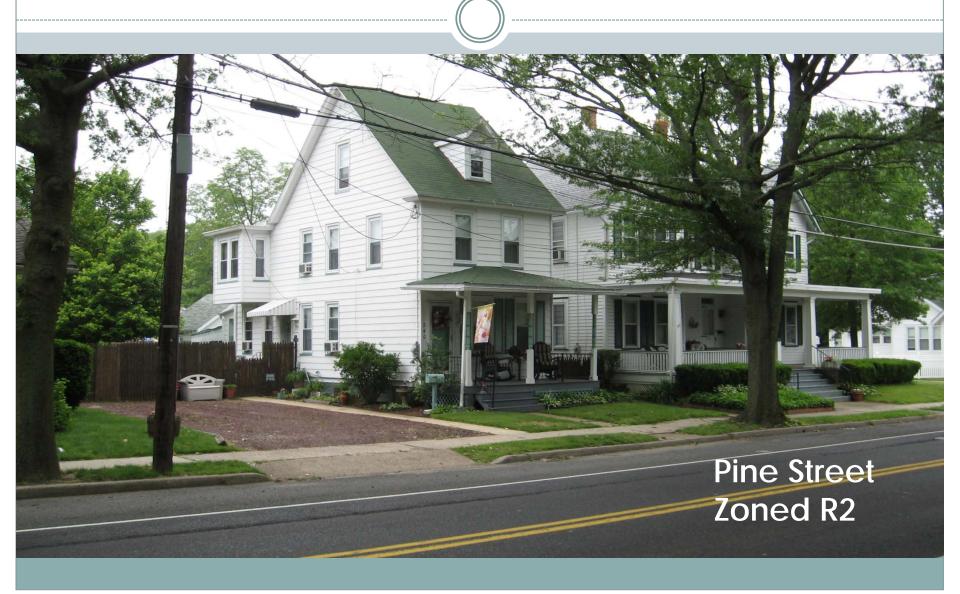
- Maximum Height: 2.5 stories
- Minimum Setback: 20-25'
- Minimum Frontage: 50'

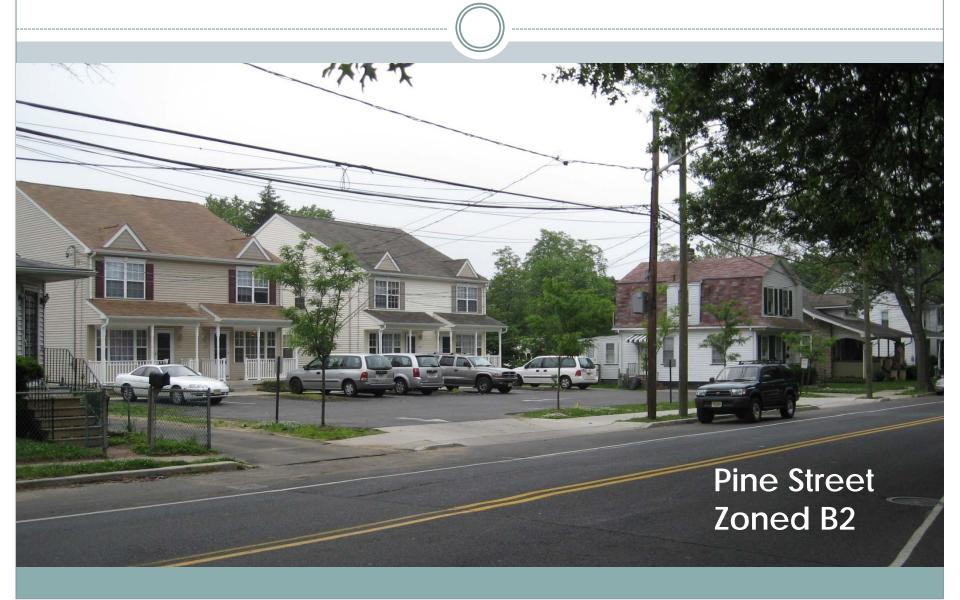












Public Frontage Types

PTH

### 14.7 RIVERFRONT PATH

INDIVIDUAL STREET TYPES



#### 14.7.A Purpose/Definition

Intended to serve as a new public right-of-way for non-motorized transportation and recreation along the Rancocas Creek. As such, the streetscape must provide capacity for moderate to heavy pedestrian activity, high quality materials and design, and adequate lighting. Opportunities for the restoration of riparian ecology shall be considered when designing the rivertront path.

Further study will be required to determine where a continuous path is feasible from an environmental and practical engineering stand point. These standards are meant to be general guidelines and are not a substitute for engineering requirements or NJ DEP regulations.



Public Frontage Types



- 1 Street Tree Spacing
- 2 Street Light Spacing
- 3 Bench
- 4 Bicycle Rack
- 5 Trash Receptacle

14.7.D Pedestrian Realm Amenity Require	emen	ireme	irer	uir	Real	itν	meni	lm	Rec	trian	edes	) F	4.7.D	-1
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	AMENITY TYPE	REQUIREMENT		AMENITY TYPE	REQUIREMENT
1	Street Tree Spacing	Avg. 30' On Center	8	Outdoor Cafes	Permitted
2	Street Light Spacing	Avg. 85' On Center	9	Private Setback	Paved or Landscaped
3	Bench	1 per 150 Linear Feet	10	Mid-Block Connection	1 per 200 Linear Feet
4	Bicycle Rock	Access Points	11	Planting Strip	Tree Pits
5	Trash Receptacle	1 per 150 Linear Feet	12	Storefronts	Permitted
6	Bus Shelter	<del>5</del> 7	13	Signs	Permitted
7	Planter	Permitted	14	2	2

14.7.D(i) Permitted Street Trees



- Visual interest
- Tolerant of urban conditions and pollution
- Grows best in moist, well-drained soil

Sophora japonica (Japanese Pagoda)

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Public Frontage Types

### 14.7.E RIVERFRONT PATH TYPE 1



### 14.7.E(i) Purpose/Definition

Includes both banks of the Rancocas Creek axbow, from King Street to Washington Street. This riverfront path type shall be implemented where buildings are located adjacent to the creek, and thus builkheads are constructed at the land-water edge. The riverfront path type has a 2-way traffic pattern intended for non-motorized transportation and an amenity zone located between the path and adjacent buildings. The path shall primarily be located on the south and west side of the creek, adjacent to infit development that may occur on the County parking lots. Where continuation of the path is impractical, it shall cross over to the other side of the creek.

14.7.8	E(ii)	
Frontage Type	PTH	
Transect Zone	A, B, F	
Right-of-Way Width	10' min.	
Design Speed	-	
Traffic Lanes	0	2
Parking Lanes	0	37.3
Bicycle Lanes	Shared	
Promenade Width	10' min.	1.5 2.07
Amenity Zone Width	5' min. if desired	245 A. Saud
Planting Strip Type	Any	444 WW M
Curb Type	Any	
		Building Coffeed Personalist Creek Padd Coff P
		Serback
		Riverfront Path Type 1
		***************************************

Public Frontage Types

### 14.7.F RIVERFRONT PATH TYPE 2



#### 14.7.F(i) Purpose/Definition

includes both banks of the Rancocas Creek oxbow, from King Street to Washington Street. This riverfront path type has a 2-way traffic pattern intended for non-motorized transportation and buffers on both sides. The path shall primarily be located on the south and west side of the creek, adjacent to the County parking lots. Where continuation of the path is impractical, it shall cross over to the other side of the creek.

14.7.	-(ii)	
Frontage Type	PTH	
Transect Zone	A, B, F	
Right-of-Way Width	10' min.	
Design Speed		
Traffic Lanes	0	
Parking Lanes	0	
Bicycle Lanes	Shared	
Promenade Width	10' min.	
Amenity Zone Width	5' min. if desired	
Planting Strip Type	Any	000
Curb Type	Any	
		harry S min, 10 10 min, 10 min
		Riverfront Path Type 2
		******

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GMD

- Draft FBC will be shared with the Township Council this fall
- Challenge is keeping officials on-board to implement and enforce
- FBC illustrates long-term vision for growth, but will be re-examined to address recent application
- Planning efforts have re-opened the discussion between landowners and Twp

### **LESSONS LEARNED**

Create Vision to Guide Development

Current Market vs Creating Market

Pace of Development and Change

Implementation and Enforcement

### **Contact Us**

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