

Form-Based Design Standards: *A Simpler Approach to Regulating Physical Form*



Second Edition

RURAL BY DESIGN

PLANNING FOR TOWN AND COUNTRY



RANDALL ARENDT

Gateways:

Creating First Impressions



CARRY OUT SPEC
SMALL PIZZA UP TO
ITEMS 14.99

HISTORIC
DOWNTOWN
HENDERSONVILLE

WELCOMES YOU
JUST AHEAD



Regional
LOAN & T

Auto AUTO SERVICE



Getty pinehurst

CONDO
OPEN HOUSE
SAT & SUN

CAR
WASH
AND
Vacuums

HIGHLANDER
CENTER
MAYTAG



Second Chances:
Eventual Redevelopment
(25-30 Year Plan)



Wakefield **SUPER LUBE**
Castrol Highest Technology • Best Warranty

**COMPUTER
DIAGNOSTICS** | **AUTOMOBILE
REPAIRS**

CHANGE
YOUR
OIL
at
SUPER LUBE

DOC'S DISCOUNT FOOD



McDonald's

OVER 99 BILLION SERVED



Defining the Community Vision

Visual Preference Surveys

(VPS):

Audience rates each of 100 slides from
-10 (Highly Unfavorable) to +10 (Highly Favorable)

Ratings averaged for each image

Images ranked from lowest to highest

Conclusions drawn for policy recommendations

Visual Preferences Always Similar:

Two-story buildings closer to street

Parking visually minimized, to rear

Lots of trees in parking lots

Building design reflective of region

Pedestrian walkways and sitting areas

Good landscaping and street trees

Visioning: The Charrette Process









HOPMEADOW ST

IRON HORSE BLVD

MASSACHUSETTS ST

PERRY RD

IRON HORSE BLVD



Implementing the Community Vision

Form-based Regulations

Can be adopted in Various Ways

The Most Straight-Forward Being:

Form-Based Code

as an amendment to Zoning

or

Form-Based *Design Standards*

in the SALDO ordinance

Downtown Examples of Form-Based Code Regs



 Centrix Bank

538
CENTRAL AVENUE

Centrix Bank

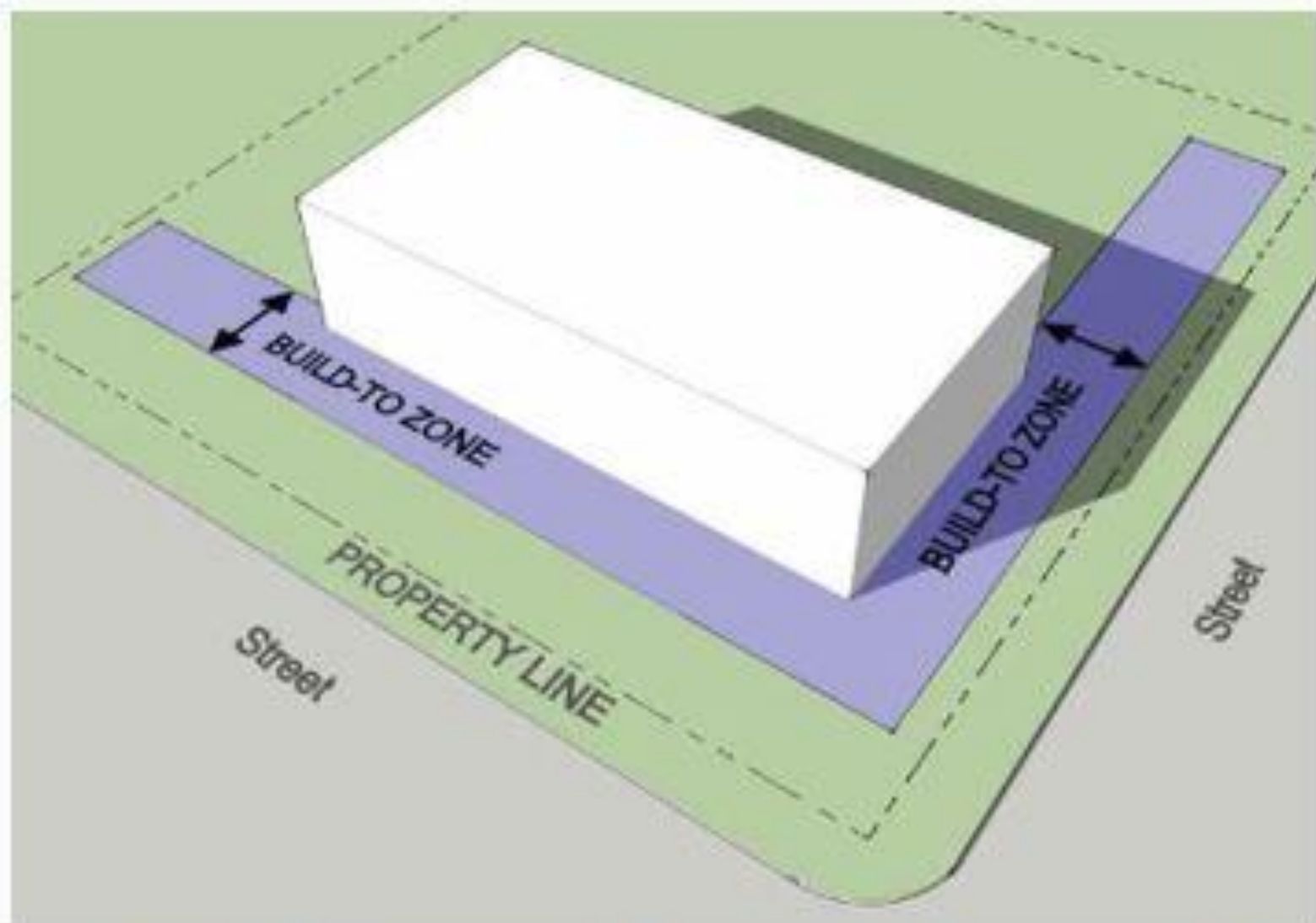


Figure 3-2. Build-To Zone. Both road frontage facades shall be placed within the build-to zone, which has a minimum and maximum distance from the property line.

Facade transparency is measured separately for the ground-floor levels and upper-floor levels. The ground-floor area is measured between two feet above the ground to 12 feet above the ground. Upper-floor areas are measured between 12 feet above the ground and the roof.

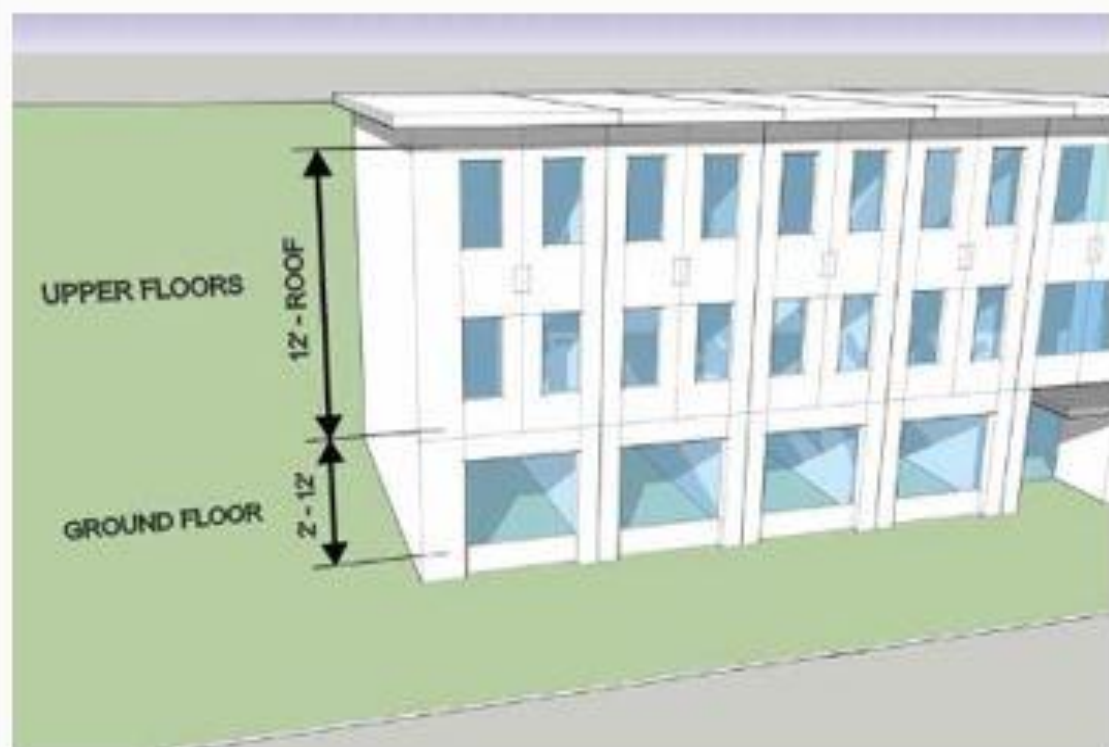


Figure 3.7. Facade Transparency. Facade transparency is a measure of the relative percentage of transparent window area compared to the amount of overall opaque facade area.

Required storefront. Areas indicated on the Regulating Plan for required storefront must meet minimum facade transparency requirements as well as include ground-floor shopfront windows to create an active and inviting pedestrian environment.



Figure 3.8. Required Storefront. Areas on the Regulating Plan which are shown with a heavy black line are required to have ground-floor storefront windows and meet certain facade transparency requirements.





Parameters for *Form-Based Design Standards*

Maximum front setback, (with allowances for alcoves)

Minimum building height (with functional upper stories)

Minimum street frontage built up to avoid gaps between buildings

Parking reduced and to rear or screened to the side (or off-lot)

Maximum block length

Broader mixture of uses within buildings and blocks (with “good neighbor” performance standards to avoid nuisances)

Shade tree planting along street and within parking lots

Primary entrance onto the street side for commercial buildings

Minimum glazing on street side(s) for commercial buildings

Can provide more variety in residential building types (single, two- and three-family), if such variety is desired)

Maximum houselot sizes in sewerred areas for neighborhood parks, and in rural areas to protect significant open space.

Downtown Examples
of
Form-Based Design Standards











STILWELL
2004

Ogilvy & Mather FINE ARTS

4044-87 459

STILWELL
2004







Bean
Shoe, Boat & Ski

L.L. Bean
Shoe, Boat & Ski

LINDA BEAN'S





YANKEE CANDLE

YANKEE
CANDLE

maidenform®

















TOYS GALORE & MORE

BALON







Qualicum Beach
FLORIST

Qualicum Beach
FLORIST

FERN ST W
PRIMROSE ST

OPEN



adoba MEXICAN GRILL

COLD STONE CREAMERY



LIVE HERE NEXT YEAR
513.524.9340

8 ft. high
www.100years.com
513.524.9340

WALKING
STREET
MUSEUM
513.524.9340

WALKING
STREET
MUSEUM

WALKING
STREET
MUSEUM



NO PARKING
ANYTIME

OX
K



Du Bois

Book Store

DuBois Bookstore

DuBois Bookstore

M

MIAMI

MIAMI



Landscaping

Downtown Parking



PARKING
KNOX MILL CENTE







LOT
9D
HOLLAND

2am-5am
Parking
Prohibited
Except By
Permit





WILSON'S

DRUG STORE

LA BAYE'S
FINE FOOD & SPIRITS

WILSON 2



Station Ave

Noble St

St





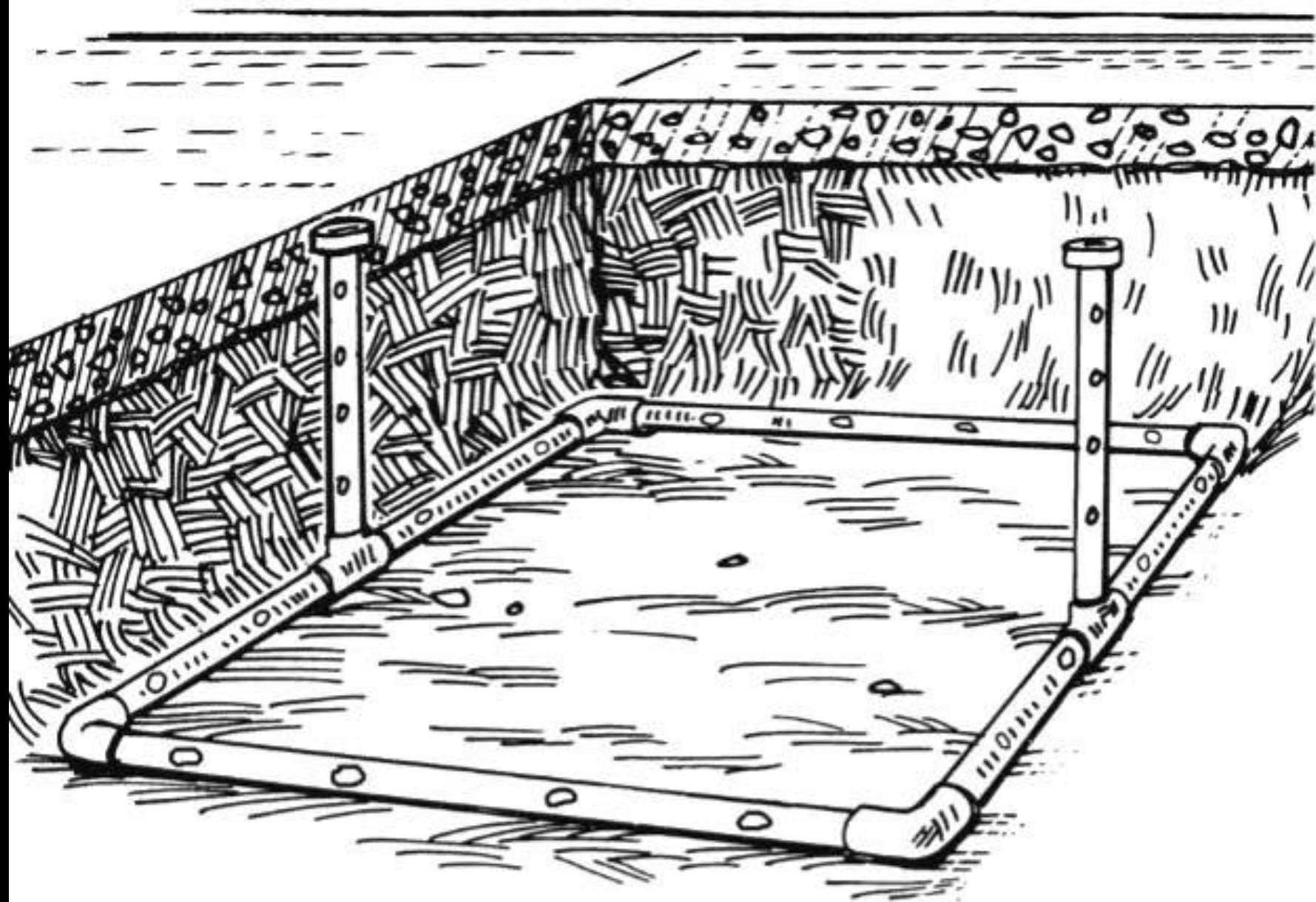


Planting and Maintaining Shade Trees















Form-based Design Standards

Along

Highway Corridors

FBDS Goal One:

Rear Parking,

Minimum Height, and

Maximum Front Setbacks

with Shade Tree Plantings









DUCK SOUP
EST. 1971

CLASSIC CHILDREN'S FURNISHINGS

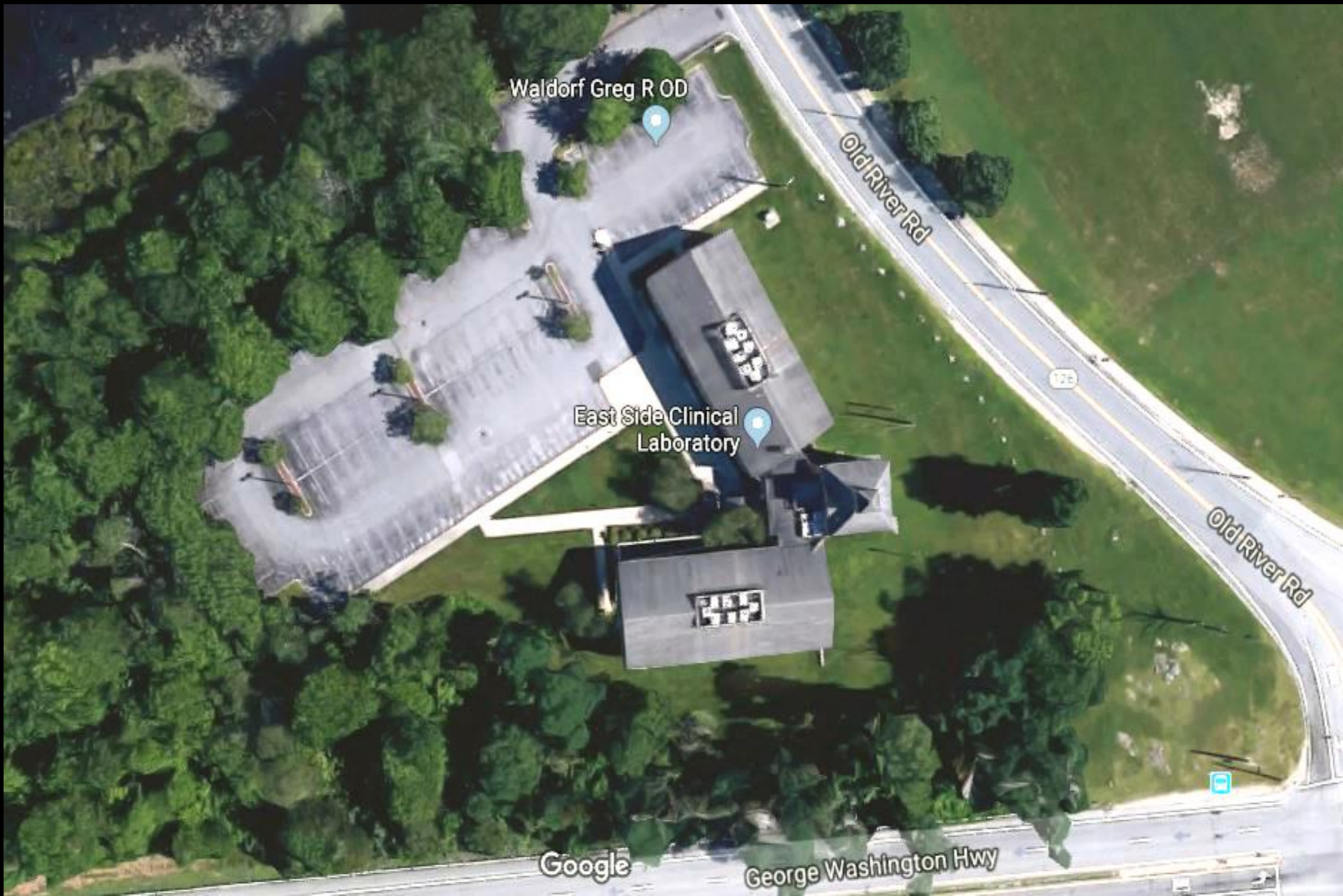
PENDLETON





BB&T





Waldorf Greg R OD

East Side Clinical
Laboratory

Old River Rd

Old River Rd

Google

George Washington Hwy



Gasoline Stations

with

Rear Pumps









Rusty's Market

Tedford Rd

Middlesex Rd

74

Google



FBDS Goal Two:

Encouraging Mixtures
of Land Uses

That are Different but Compatible







Bowstreetmarket

MOVIE
TONIGHT
1st showing

FREE WINE
TASTING

530 SK





LEON GORMAN
PARK

SKATING POND

FUTURE
MIXED USE
BUILDING

NEW
BOW STREET
MARKET

EXISTING
BOW STREET
MARKET

SCHOOL STREET
EXTENSION

FUTURE
MIXED USE
BUILDING

BOW STREET

TO MAST
LANDING SCHOOL







Yellow Brick Rd

Jordan Ln

Radford Ln

Turnpike

250

Rockfish



FBDS Goal Three:

Planting Trees

Along Highway Corridors



VACATION INN

HAWKWAY RESTAURANT

SANDWICHES, PIZZA, BURGERS

PASTA, SALAD, DESSERTS

BEVERAGES, BREAKFAST

WEEKEND BRUNCH, 10am-2pm

ALL DAY DINING, 11am-10pm

BAR & GRILL, 11am-10pm

WEEKEND BRUNCH, 10am-2pm

ALL DAY DINING, 11am-10pm

BAR & GRILL, 11am-10pm

WEEKEND BRUNCH, 10am-2pm

ALL DAY DINING, 11am-10pm

BAR & GRILL, 11am-10pm

ENTRANCE

Ktorla



140

DOUGLAS CENTRE

 McDonald's DRIVE-THRU	citi financial
 The Door Store	BEAM PAINTING, SPRAY, LEVEL, ETC.
 RHINO LABOUR 381-0202	
Winks Convenience Store	
FREE TO FACE COMPUTERS	HILTI Power Tools & Equipment
Hedges & Company INSURANCE	Autoplan

 **COUNTRY**







FBDS Goal Four:

Creating Interconnections
Among Adjacent Land Uses

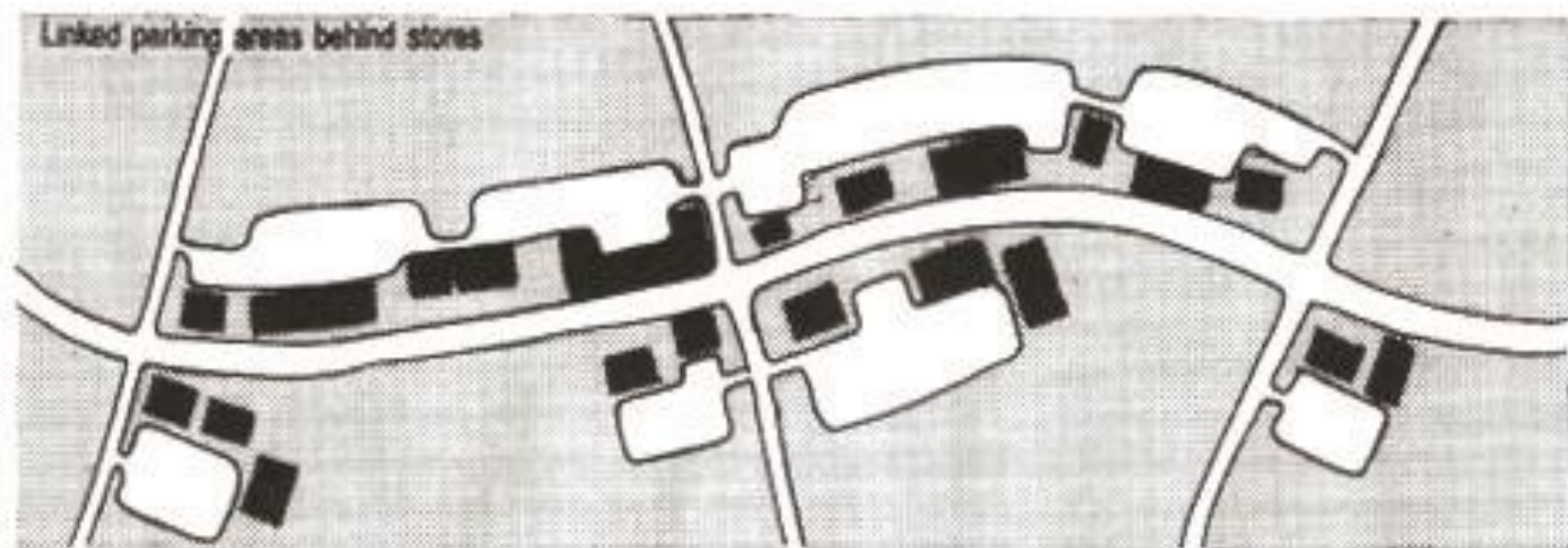


Figure 9-22. Connecting rear parking lots allows customers to drive to many other shops in the corridor without re-entering the highway and interrupting traffic flow. Such arrangements can be required for new development, expansion of existing buildings, and redevelopment.



Applying FBDS to Gateway Locations



York Farmers Market
Serving the York Area
801 271-0011

NORVA'S
HARBOR OF COMMERCE
VISTORS CENTER
179









↑
ONLY



↑
ONLY

↗
ONLY







Applying FBDS to
Rural Highway Locations:
Deeper Front Setbacks
with No or Very Little Front Parking









53 Western Ave

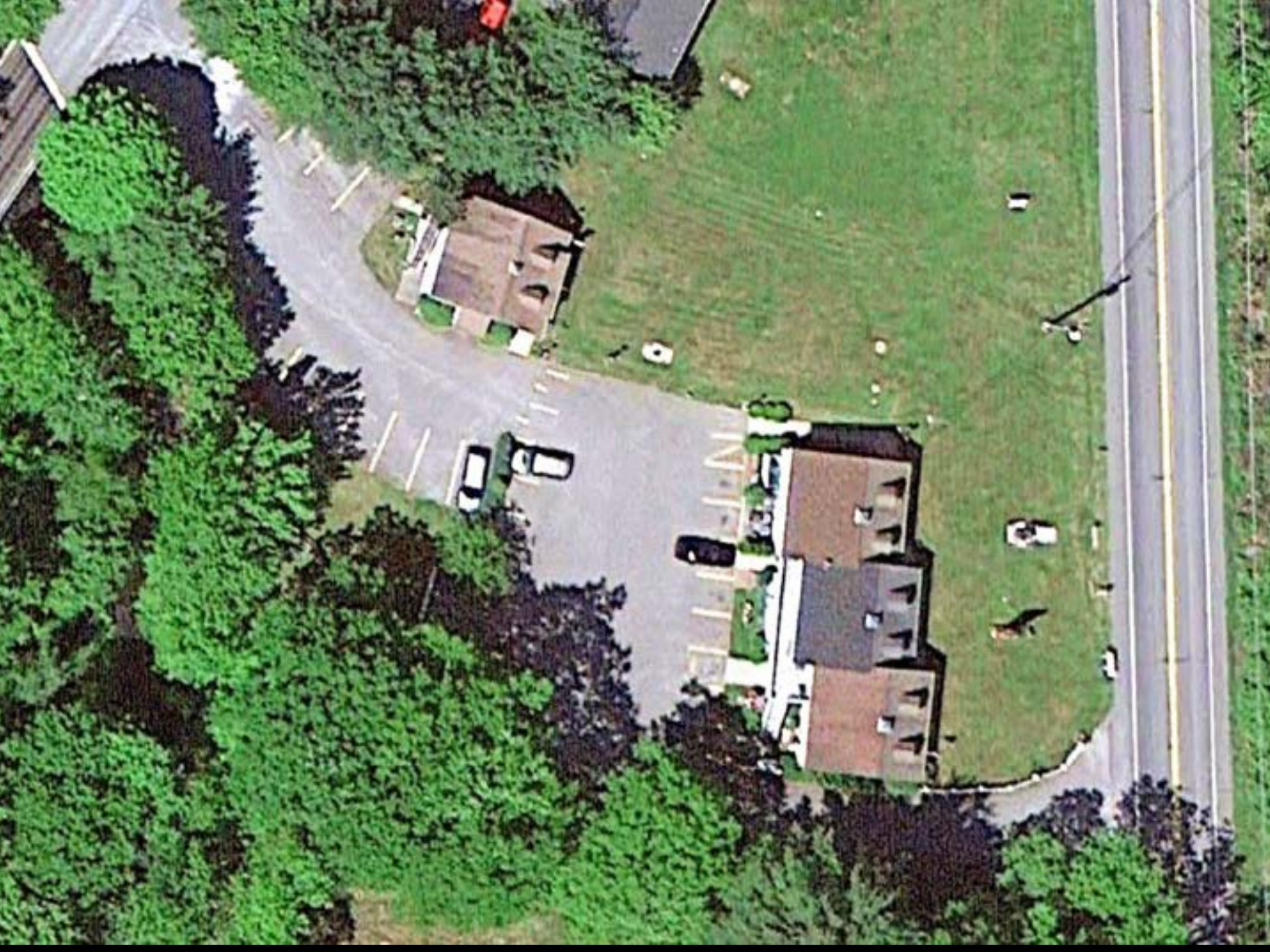
Western Ave

Google

9







MEDOMAK
VETERINARY
SERVICES
563-7786

LAURIE HOWARTH, D.V.M.

HEIDI SPROUL, V.M.D.





GROCERY
STORE

C. NALGATUCK
COUNTRY LANE



Dinova's Four
Corners Store

Ion Bank

Middlebury Rd

Hop Brook

Supplemental Design Standards

Pedestrian Walkways in Parking Lots











Retaining

Existing

Trees







THE VILLAGE AT
WATERFORD

NEW FITNESS

SOCIAL SECURITY

STUFFY'S

FAMILY DENTISTRY

PURITAN CLEANERS

PostNET

BATH & BISCUIT



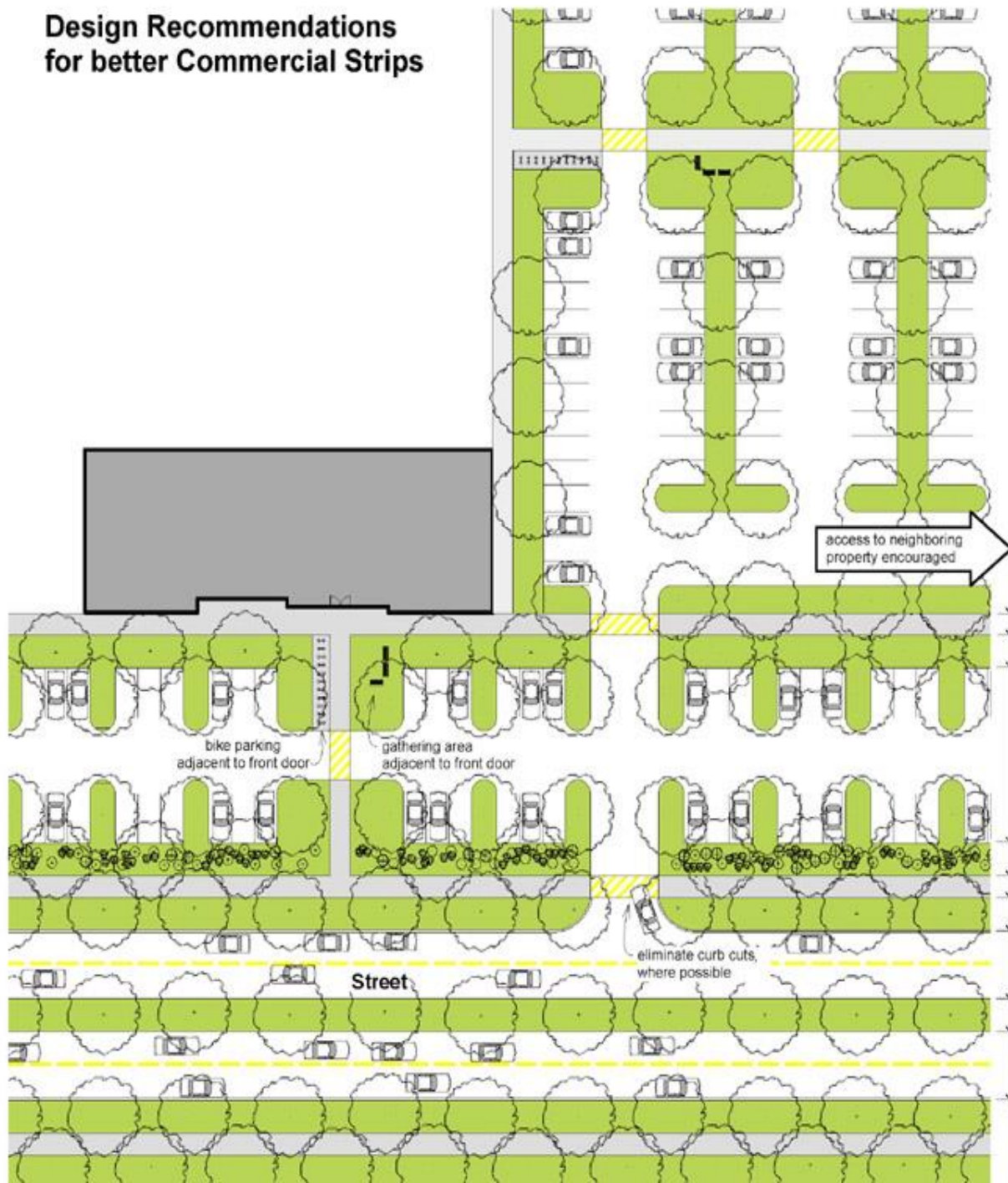


“Parking Groves”

(instead of

Parking Lots)

Design Recommendations for better Commercial Strips



Building, Site Requirements:

Main facade oriented parallel to street
 Operable front door must face street
 Front door must be aligned with clear path from sidewalk (path: 8' wide minimum, textured striping at all drive crossings)
 Bike parking adjacent to entrance (2 minimum + 1 spot per 4 parking spots)
 Buffers on both sides of path (20' wide with landscaping and benches; rain gardens if appropriate).
 Additional parking located to side and rear of buildings
 All planting strips should be designed to capture and infiltrate runoff from adjacent paved areas
 Additional native shrubs and ground covers should be planted in strips and buffers
 Removal of Curb cuts and granting of side access encouraged

Building, Architectural Requirements:

Minimum height: 20' at all points along facade
 If facade is longer than 80', building should be designed to look like multiple attached buildings (Setback or projection of at least 1' depth per every 40' of face length recommended)
 Windows on first floor required
 Additional requirements based on local vernacular

sidewalk: 8'-12' wide
 buffer: 12' wide, 1 tree per 37'

No more than two rows of parking in front of buildings for all uses.
 1 tree median between every 3 parking spots (10' wide) for parking in front of buildings

buffer: 12' wide, 1 tree per 37' with shrubs, perennials and ground cover
 sidewalk: 8'-12' wide
 tree strip: 12' wide, 1 tree per 37'

road (where possible, reduce number of lanes and/or lane widths. Add bike lanes).

median, 1 tree per 37'

road (see above)





ork Police Department

Hannaford Supermarket

Hannaford Dr

Irving Oil

Bangor Sa

U.S. Hwy 1
SoMe Brewing C

Ruby's Wood Grill

St. Joe's Coffee





For Lease
207 772 1333

See Commercial Real Estate
Map One Dupont
Remedy



Hannaford



YB

EXPLORER







Station Ave

Noble St



Pen Bay Ave

Linden St



Public Art in
High-Visibility
Outdoor Locations
Downtown





Author unknown
but of Scotland











GREEN PASTURES
BY
MARY ZIMMERMAN
ON LOAN - FOR SALE - CITY HALL











Google



Thank you.

Randall Arendt

rgarendt@comcast.net

www.greenerprospects.com

Residential Design





JACKSON

272

















Buffering

(when design and layout
cannot be improved)



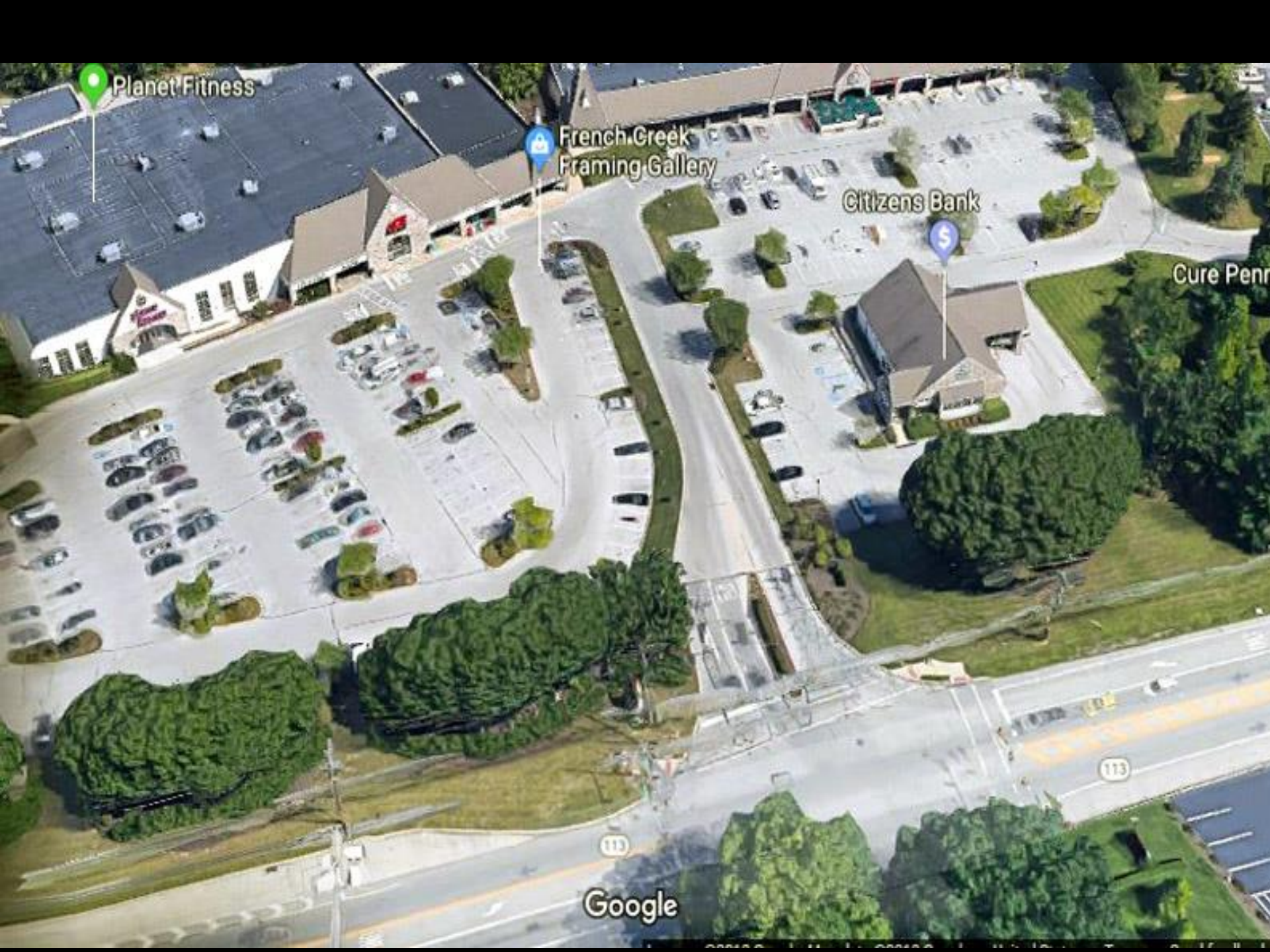


SPRAGUE

THE MARK OF RELIABILITY

a Penn Central unit





Planet Fitness

French Creek
Framing Gallery

Citizens Bank

Cure Penn

Google



Google











Hampton Inn S





SPEED
LIMIT
40

Self-Storage Alternatives







Drug Stores

Local Designs and
Multi-Story Buildings

CVS/pharmacy
dept. within







CVS/pharmacy
dept. within

extra

ExtraCare
pays you back.



Fast-Food

Customized Corporate Designs















McDonald's

PHARMA

BARRY RD







Thank you.

Randall Arendt

rgarendt@comcast.net

www.greenerprospects.com