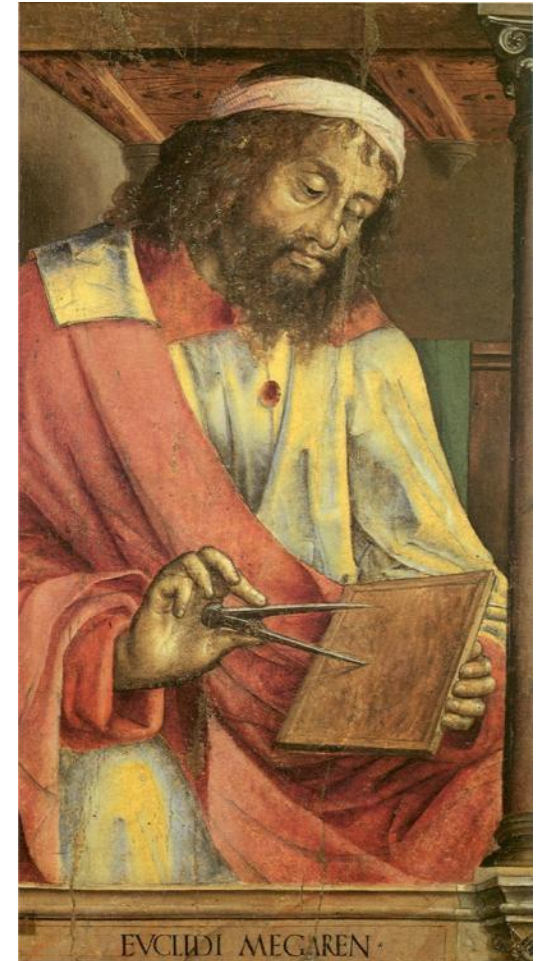
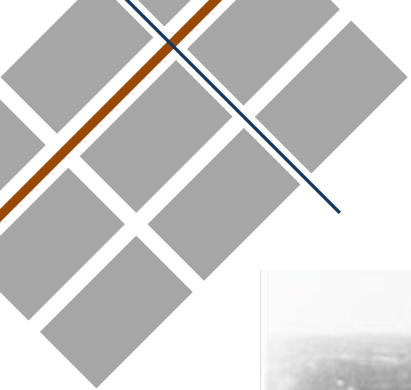


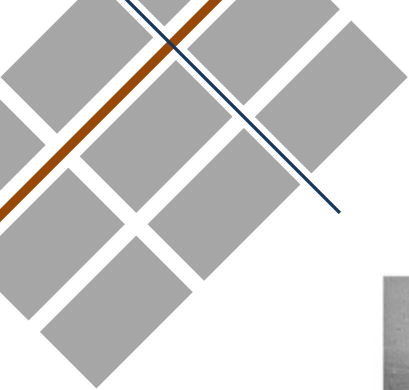
FOCUS ON NARBOROUGH

Form Based Zoning

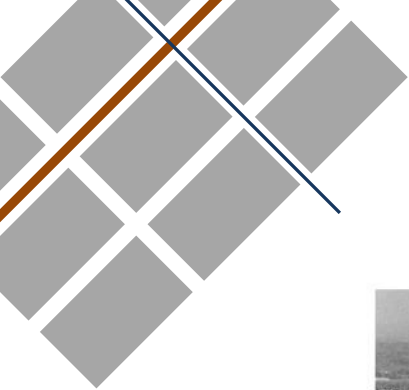


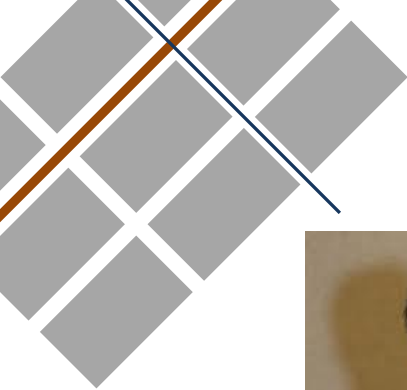






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CNU



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

CENTER FOR APPLIED TRANSECT STUDIES

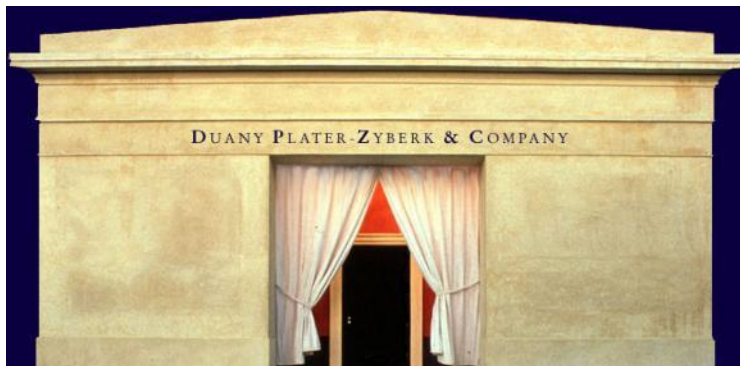
CALTHORPE ASSOCIATES
URBAN DESIGNERS. PLANNERS. ARCHITECTS

GROUP melvin DESIGN



HURLEY~FRANKS & ASSOCIATES
Planning & Urban Design

BROWN &
KEENER



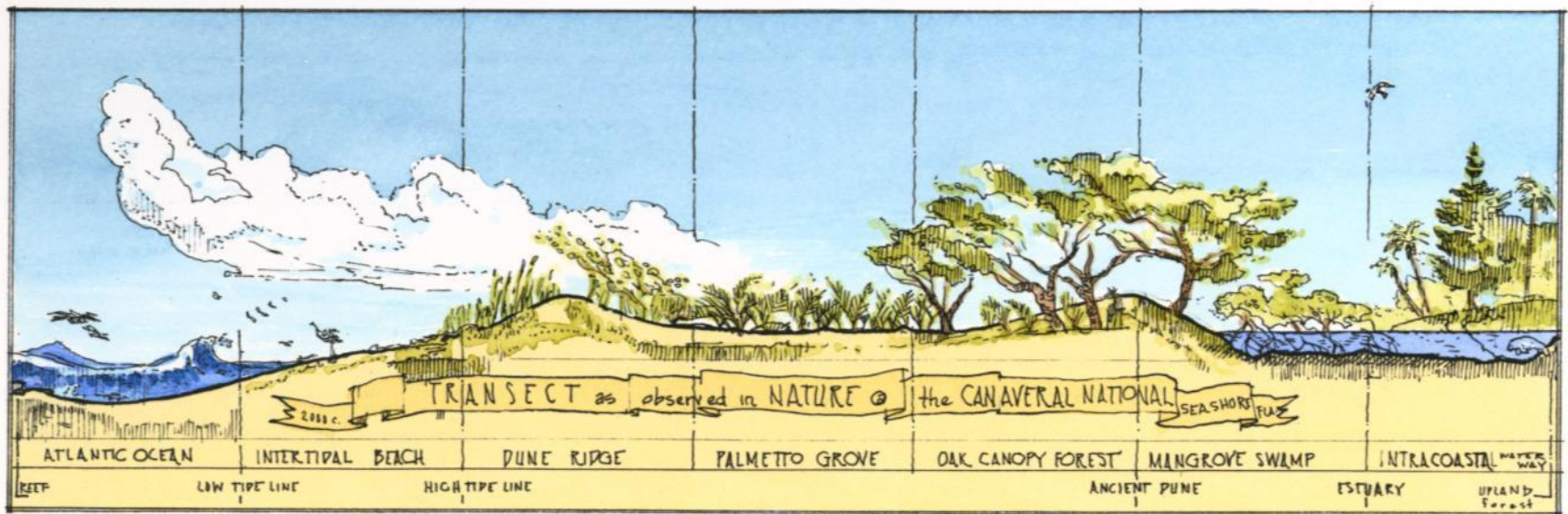
DOVER, KOHL & PARTNERS
town planning

FBCI Form-Based
Codes Institute

October 22, 2013

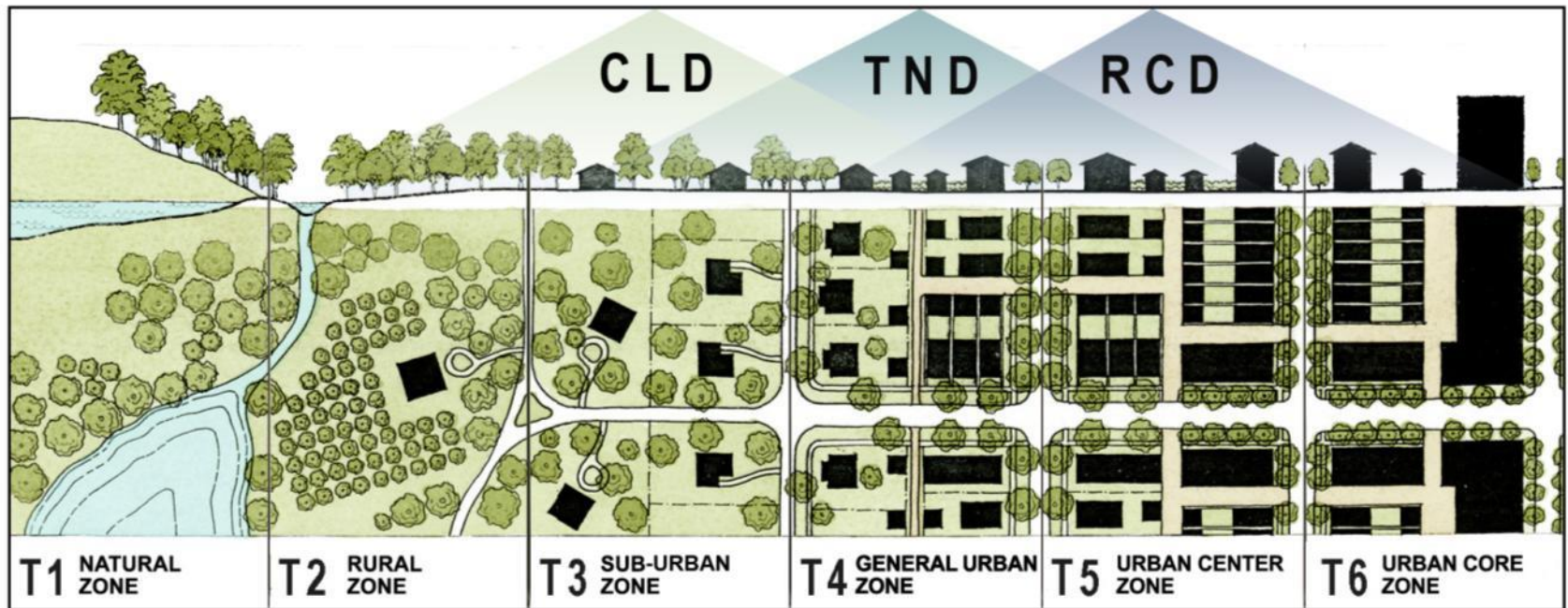


Transect – gradient of intensity and appropriate design

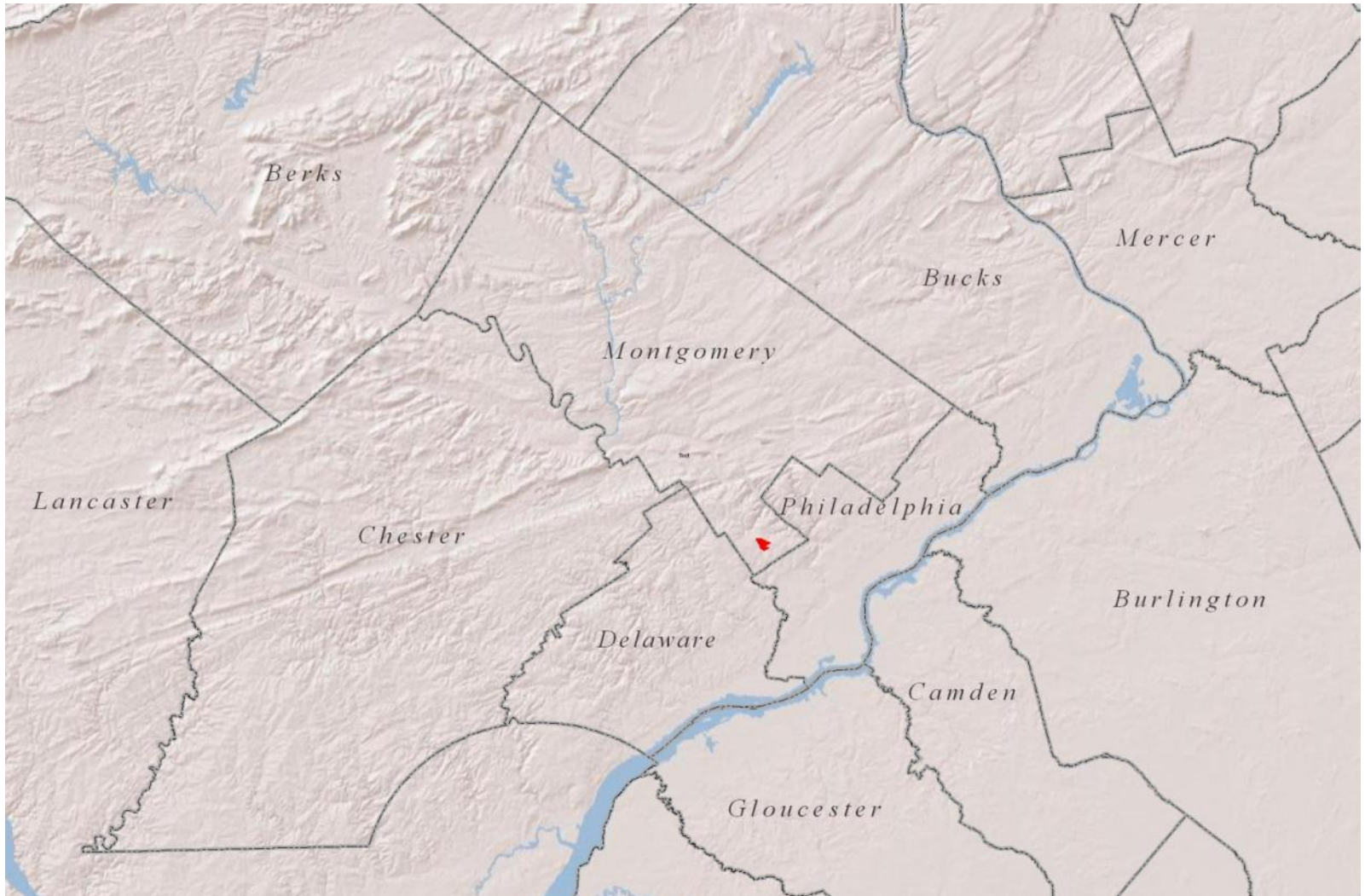


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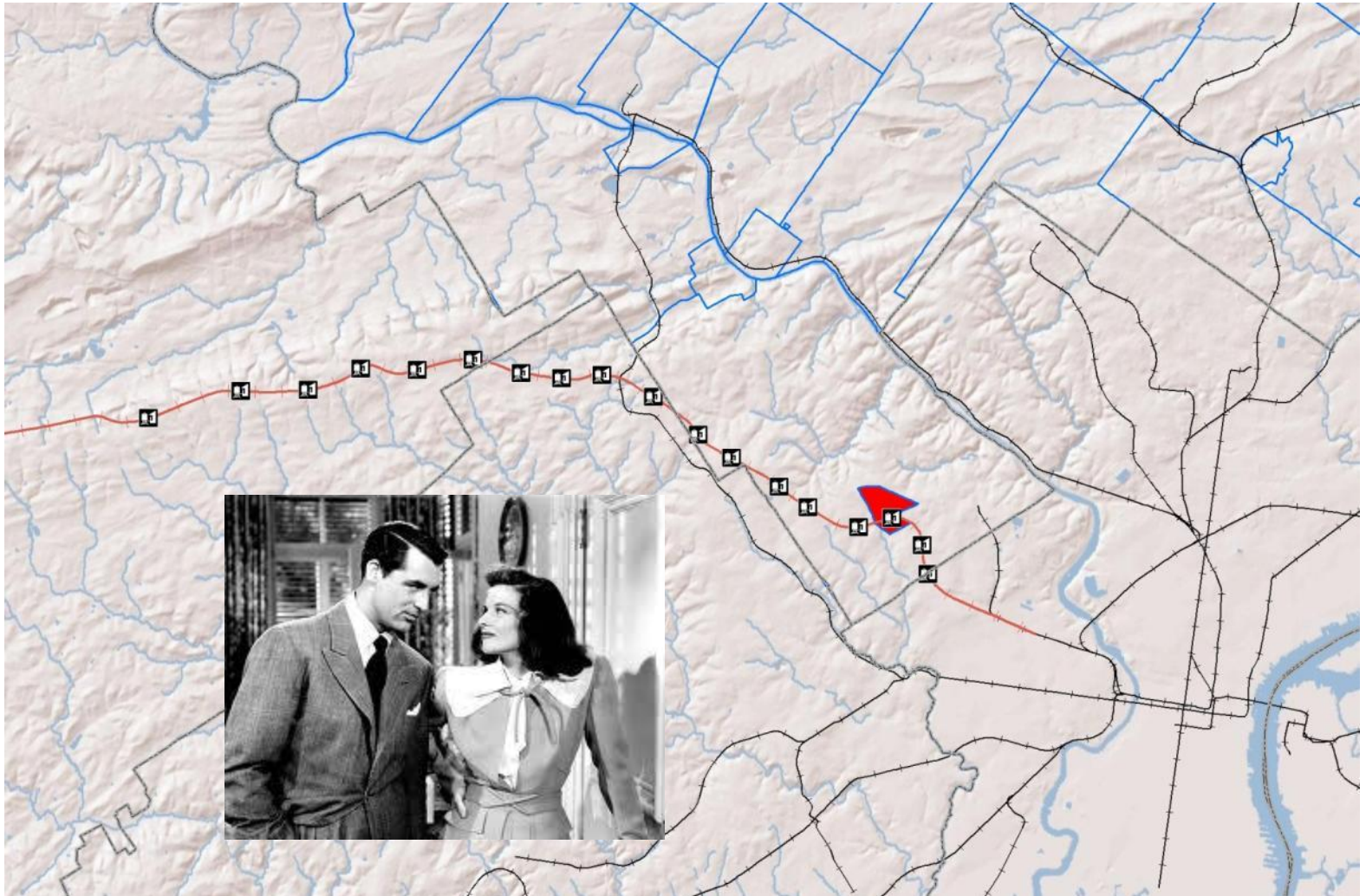
THE TRANSECT AND COMMUNITY UNITS



Project Location



Project location



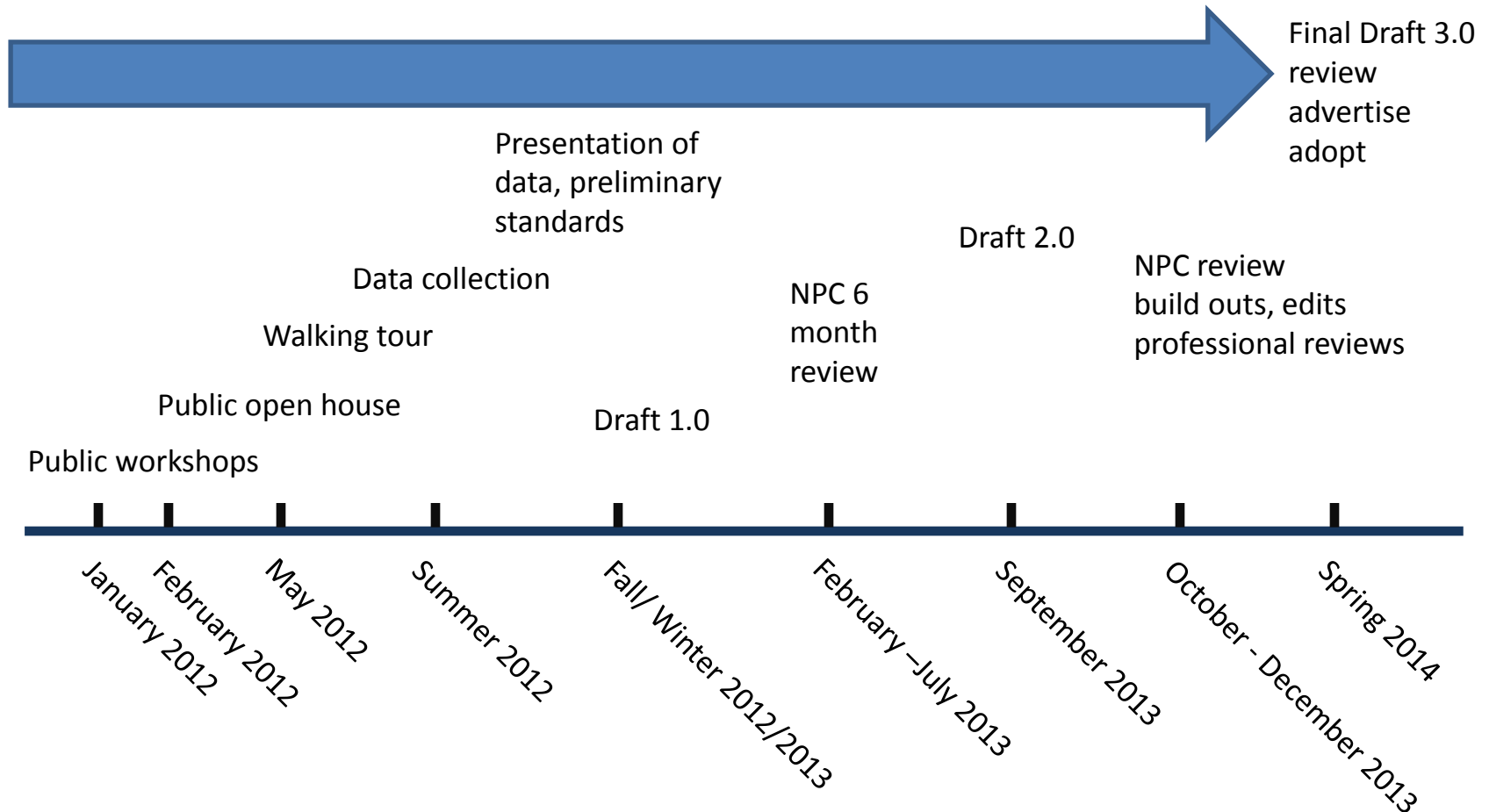
Narberth today



Narberth today

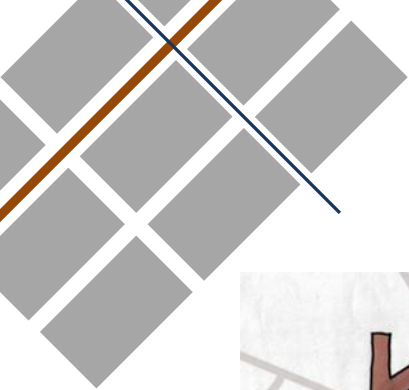


Project Timeline



FBC is visual





DESIGN NARBERTH



May 23 2012 **NARBERTH BOROUGHS HALL** above the fire station
Doors open at 6:30pm. Meeting begins at 7:30pm until 9:30pm

**Narberth Invites You
to Our Form Based Code Open House.**

What do you love about your community?

How will the community change?

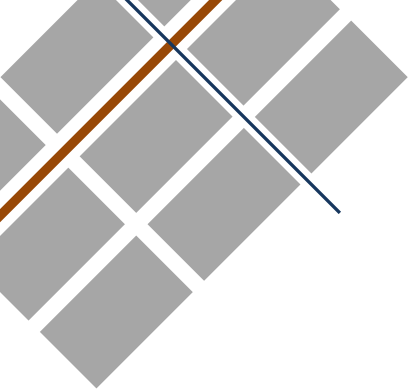
Lend your voice to the process. Show us your ideas.

Project Manager Contact Information: Sean Metrick, AICP, *Senior Design Planner*
Montgomery County Planning Commission
610.292.4917 • smetrick@montcopa.org

Open House
Workshop

Attended by over 100





June walking tour

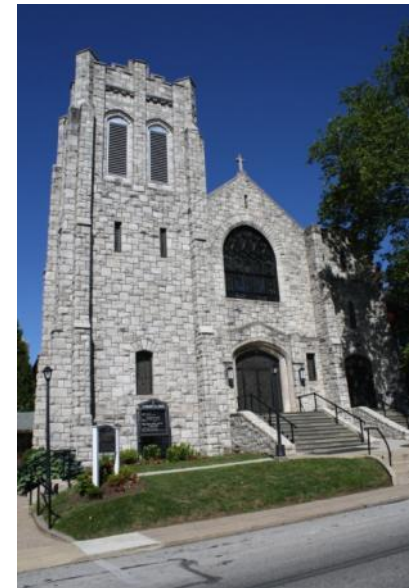


Data collection

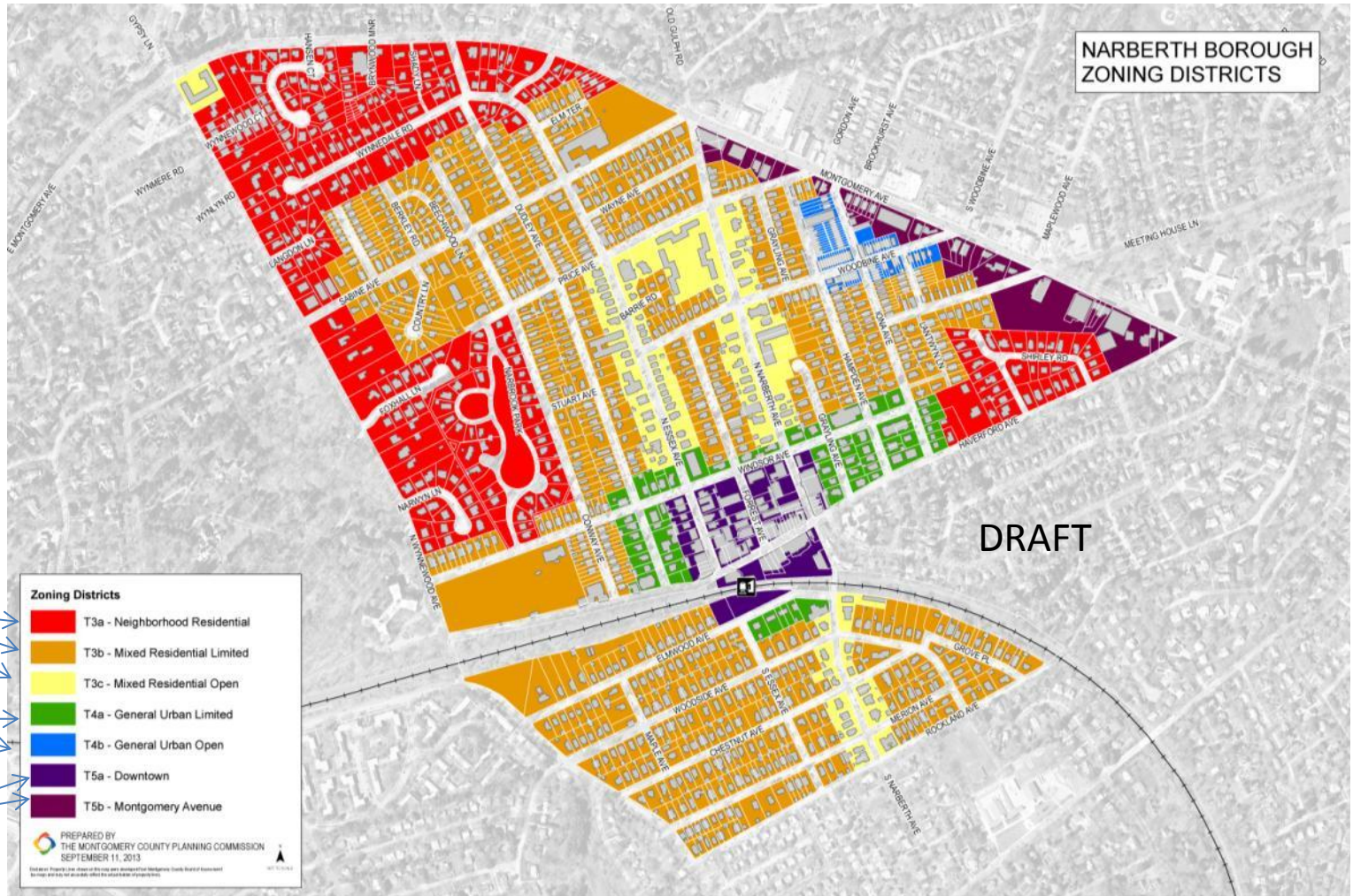
- Photos of structures
- Height of first floor
- Frontage type
- Stories, style, roof type
- Parking type and location
- Sidewalks, planting strips, cartway
- 100% of residential neighborhoods
- Built a community GIS
- Surveyed on street parking
- Sampled lot width and area



Thanks
Margit Liander and
Philip McBride !



Draft Zoning Map



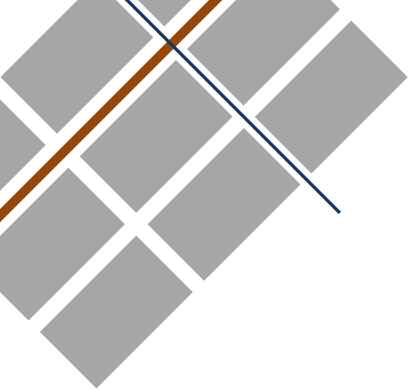
T3

T4

T5

The code is organized differently than a conventional zoning code

- Article 1 General Instructions
- Article 2 Transect and Official Maps
- Article 3 Standards for Lot and Building Plans
- Article 4 Supplemental Regulations
- Article 5 Public Area Standards**
- Article 6 Procedure
- Article 7 Definitions



Article 3 Standards for Lot and Building Plans

124-8 Placement

124-9 Frontages

124-10 Form

124-11 Type

124-12 Use

124-13 Parking

“All buildings should face the street and be connected to the sidewalk by a path for walking”

“Only one principal and one accessory building per lot in T3-T4 districts”

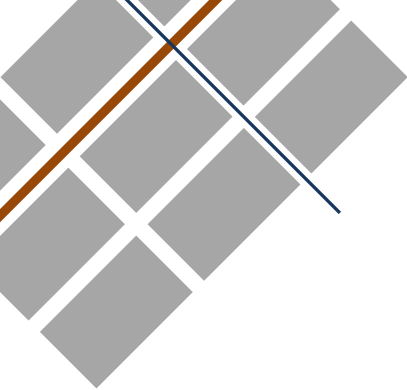
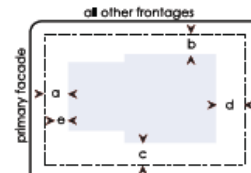
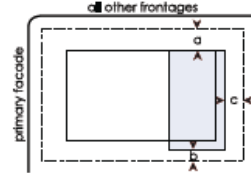
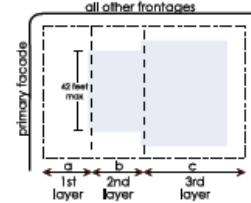


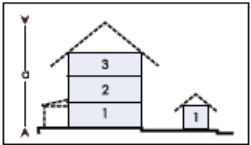
TABLE (2) T3B — MIXED RESIDENTIAL LIMITED

A. SITE PLAN STANDARDS

PRINCIPLE BUILDING SETBACK STANDARDS	
	<p>A. Front setback, principle variable**</p> <p>B. Front setback, secondary 25 ft min</p> <p>B. Front setback, tertiary8 ft min</p> <p>C. Side setback, each7 ft min</p> <p>D. Rear setback 15 ft min</p> <p>E. Encroachments 12 ft max**</p> <p>Upper story balcony, bay window, awning front yard only 5 ft max</p> <p>Eaves, gutter, cornice, or chimney, all yards 2 ft max</p> <p>* The front yard setback shall be the median of all setbacks found on the block.</p> <p>** Maximum encroachment varies with frontage type.</p>
ACCESSORY BUILDING SETBACK STANDARDS	
	<p>A. Side setback, secondary 25ft min</p> <p>B. Side setback, not facing street 7ft min</p> <p>C. Rear setback 5ft min</p>
	<p>a. Depth of 1st layer 25 ft</p> <p>b. Depth of 2nd layer 30 ft</p> <p>c. Depth of 3rd layer varies</p>

--- frontage or property line
— edge of cartway
shaded area buildable area, principle

B. BUILDING FORM

	<p>LOT SIZE</p> <p>Lot width at frontage line principle</p> <p>Detached house 40 ft min</p> <p>Duplex house 40 ft min</p> <p>Twin house, each half 25 ft min</p> <p>Multifamily house 60 ft min</p> <p>All other building types 100 ft min</p> <p>MINIMUM LOT AREA</p> <p>Detached house 6,000 sqft min</p> <p>Duplex house 6,000 sqft min</p> <p>Twin house, each half 3,000 sqft min</p> <p>Multifamily house (per family) 3,000 sqft min</p> <p>All other building types 10,000 sqft min</p> <p>BUILDING FORM AND LOT OCCUPATION</p> <p>Lot coverage, building 40% max</p> <p>Impervious surfaces 60% max***</p> <p>Height of first floor 2ft min 6ft max</p> <p>Frontage buildout the entire depth of second lot</p> <p>layer detached or duplex house 45% of lot width</p> <p>Detached or duplex house 42 ft max</p> <p>Twin house, total of both sides 52 ft max</p> <p>Multifamily house 42 ft max</p> <p>*** Difference in elevation of finish floor and mean elevation at frontage line. Requirement does not apply when mean grade at front facade is 2 ft less than mean grade at frontage line.</p>
<p>HEIGHT PRINCIPLE BUILDING</p> <p>Stories 3 max</p> <p>a. Height of ridge 40 ft max</p> <p>Minimum roof slope, ridge height >30 feet 9:12</p> <p>ridge height <=30 feet 5:12</p> <p>Roof planes greater than 1,000 sqft in the primary facade shall include one or more dormers; not occupying more than 50% of the roof plane.</p> <p>Roofs with compound slopes such as gambrel style roofs shall use the average of both slopes to comply with this standards provided the shallower portion is pitched no less than 5:12.</p> <p>Finish floor height 12 ft max</p> <p>HEIGHT ACCESSORY BUILDING</p> <p>Stories 1 max</p> <p>Average grade to highest point of roof 20 ft max</p>	

Article 3 Standards for Lot and Building Plans

124-8 Placement

124-9 Frontages

124-10 Form

124-11 Type

124-12 Use

124-13 Parking

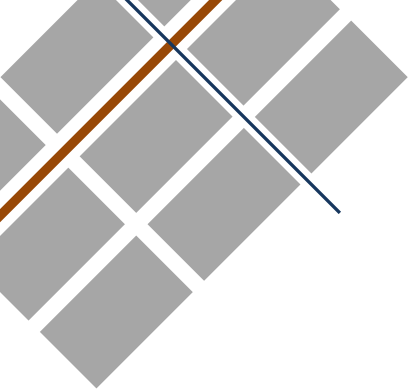
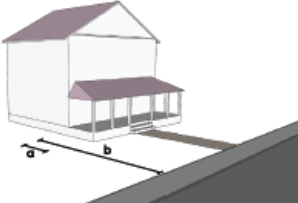
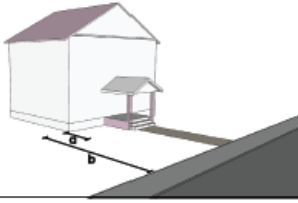
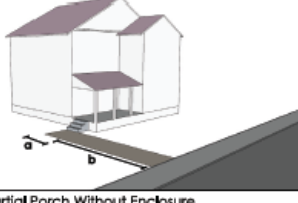
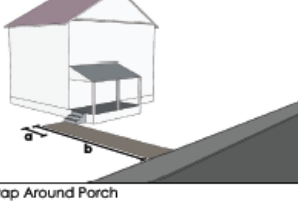
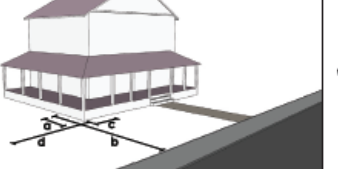


Figure 1 Frontage Types by Zoning District

	T3a	T3b	T3c	T4a	T4b	T5a	T5b
FRONTAGE - Porch 	✓	✓	✓	✓	✓		
FRONTAGE - Portico 	✓	✓	✓	✓	✓		
FRONTAGE - Recessed Porch 	✓	✓	✓	✓	✓		
FRONTAGE - Partial Porch Without Enclosure 	✓	✓	✓	✓	✓		
FRONTAGE - Wrap Around Porch 	✓	✓	✓	✓	✓	✓	✓

Article 3 Standards for Lot and Building Plans

124-8 Placement

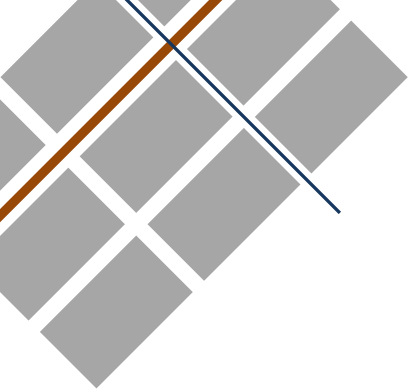
124-9 Frontages

124-10 Form

124-11 Type

124-12 Use

124-13 Parking



Article 3 Standards for Lot and Building Plans

124-8 Placement

124-9 Frontages

124-10 Form

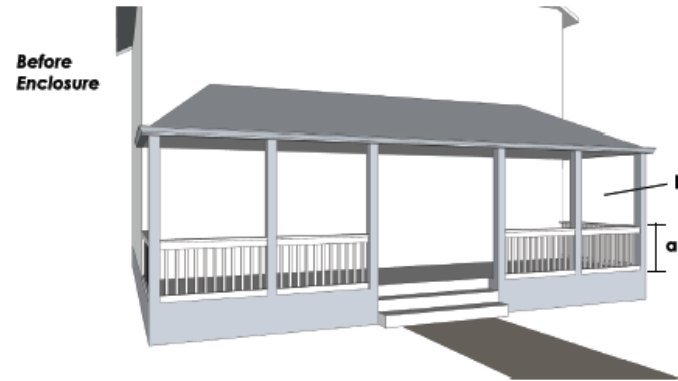
124-11 Type

124-12 Use

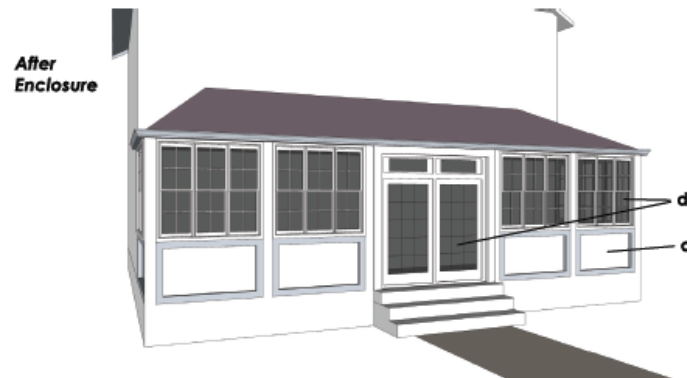
124-13 Parking

	T3a	T3b	T3c	T4a	T4b	T5a	T5b
FRONTAGE - Stoop 					✓	✓	✓
FRONTAGE - Shopfront 					✓	✓	✓
FRONTAGE - Marquee 						✓	✓
FRONTAGE - Courtyard 				✓	✓	✓	✓
FRONTAGE - Terrace 						✓	✓

Figure 12 Standards for Enclosing Porches and Other Frontage Types that Encroach in Front Yard Setback Areas



- a. Height of railing typically 36" minimum on existing frontages.
- b. Existing openings to be preserved after enclosure.
- c. After enclosure the first 36" measured from finish floor may be entirely opaque.
- d. Transparent areas to be enclosed may have opaque elements but those elements are limited to parts of the structure that are not weight bearing and are meant only to form frames for glass such as muntins, frames, transoms, and sashes.



Article 3 Standards for Lot and Building Plans

124-8 Placement

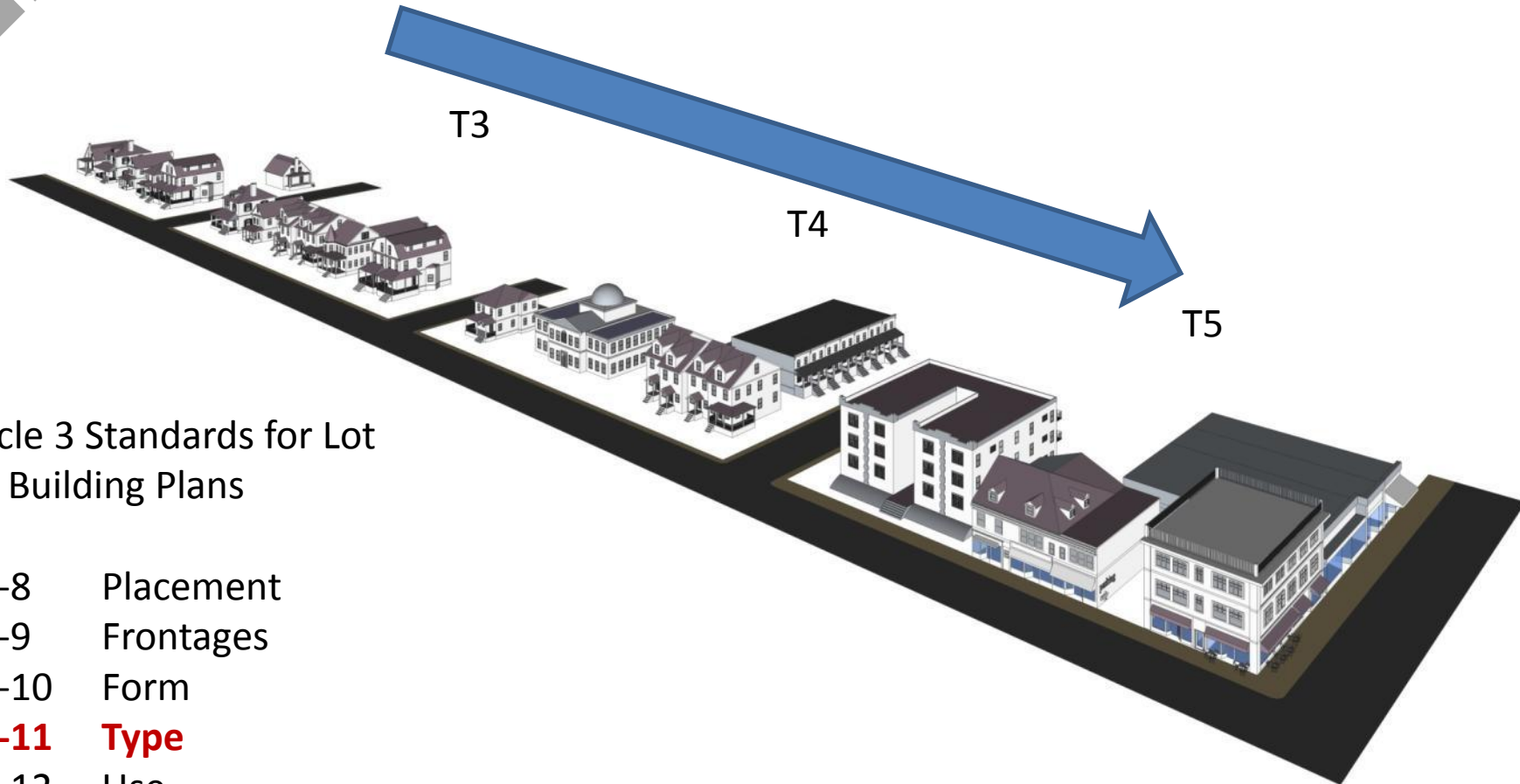
124-9 Frontages

124-10 Form

124-11 Type

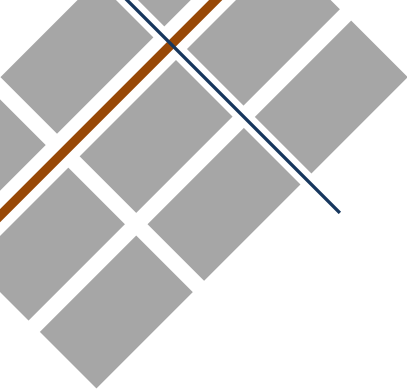
124-12 Use

124-13 Parking



Article 3 Standards for Lot and Building Plans

- 124-8 Placement
- 124-9 Frontages
- 124-10 Form
- 124-11 Type**
- 124-12 Use
- 124-13 Parking



BUILDING TYPE TWIN HOUSE



These buildings are common throughout the T3b, T3a Southside districts. These structures house two families separated by a vertical party wall located on the lot line. The whole structure is generally larger than a single family home and is composed of two identical halves. Renovations, additions, and changes to either half should resemble the other half at the primary facade.

These buildings are located on smaller lots than single family detached and contain a larger percentage of floor area per square foot of lot area. No more than one family may inhabit either half of a twin building.



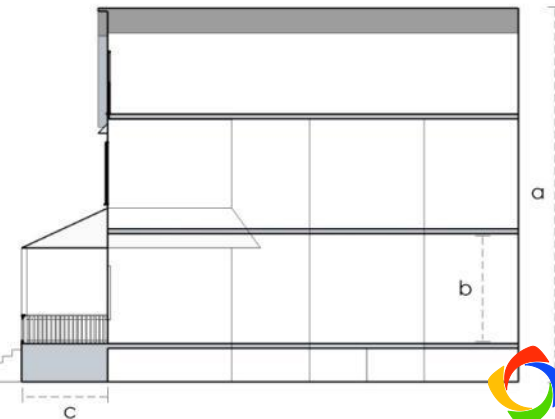
Section View

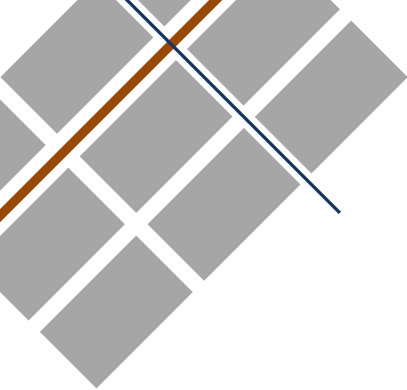
Article 3 Standards for Lot and Building Plans

124-8	Placement
124-9	Frontages
124-10	Form
124-11	Type
124-12	Use
124-13	Parking

Specific to Twin House Building Type

- a. Maximum height of structure 35 feet to include no more than three stories measured from pre development mean grade at primary frontage.
- b. Height of finish floor to finish ceiling 8 to 12 ft. May be exceeded for portions of building with open floor plans, lofts, entryways, etc.
- c. Maximum depth of encroachment at primary facade defined elsewhere in this Chapter according to district and frontage type.
- d. Minimum buildout at primary frontage defined elsewhere in this Chapter as a percentage of total property width at primary frontage not to exceed maximum buildout as defined in each district.
- e. Pitched roofs required on this building type without preference to type (gambrel, gable end, hipped, shed, etc).
- f. Minimum window to wall ratio 30%, maximum 50 % on primary facade. Other facades may have a minimum of 20% window to wall ratio.
- g. Eaves, gutters, chimneys may encroach any building setback no more than 24"
- h. No more than one family may inhabit either half of a twin building.



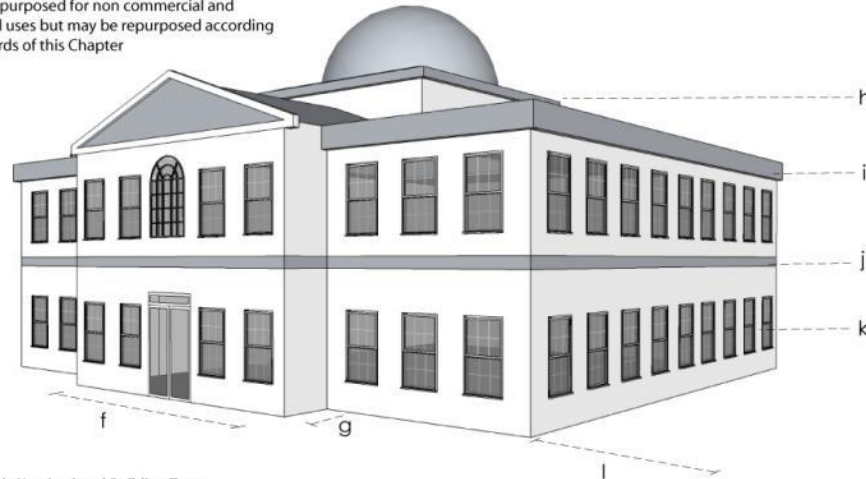


BUILDING TYPE CIVIC/ INSTITUTIONAL



These are buildings owned and operated by public agencies or non profits dedicated to worship, community service, government administration, emergency services, libraries, schools, care facilities for children, infirmed, or elderly or some other similar function as defined elsewhere in this Chapter.

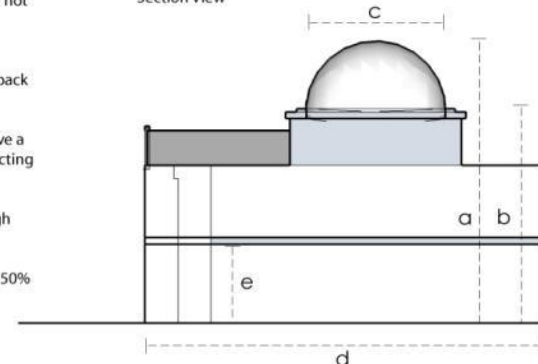
These buildings are typically significant structures requiring larger setbacks with unique design characteristics and architectural treatments. The frontage requirements of Section (j) do not apply. They are originally purposed for non commercial and nonresidential uses but may be repurposed according to the standards of this Chapter



Specific to Civic/ Institutional Building Type

- a. Maximum height of structure including vertical encroachment not to exceed 65 feet.
- b. Maximum height of structure equal to maximum height of district.
- c. Maximum width of vertical encroachment at its widest point not to exceed 20 feet.
- d. Maximum length or width of any one facade 175 feet..
- e. Minimum height of finish floor to finished ceiling 12 feet.
- f. Maximum width of any one facade without a horizontal setback 40 feet.
- g. Minimum horizontal setback 10 feet.
- h. Pitched or flat roofs permitted provided that the former have a slope of no less than 3:12 (25%) and the latter include a projecting cornice or parapet at the roof line.
- i. Cornice at roof line for flat roof buildings required.
- j. Horizontal breaks in the facade between finish floors through the use of a change in buiding cladding, pattern, or depth of surface.
- k. Window to wall ratio on all public frontages 30% minimum 50% maximum.
- l. Minimum side yard for new civic institutional buildings 25 feet.

Section View



Article 3 Standards for Lot and Building Plans

124-8	Placement
124-9	Frontages
124-10	Form
124-11	Type
124-12	Use
124-13	Parking

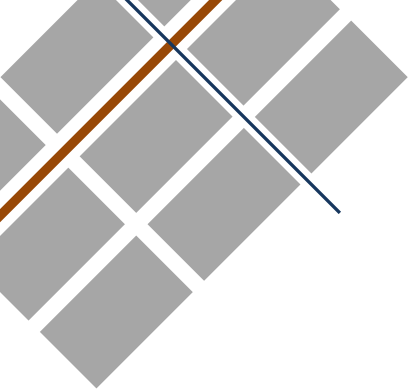
TABLE (8): SPECIFIC FUNCTION AND USE

	T3a	T3b	T3c	T4a	T4b	T5a	T5b
RESIDENTIAL							
One-Family Dwelling	■	■	■	■	■	■	■
Two-Family Dwelling	■	■	■	■	■	■	■
Multiple-Family Dwelling		■	■	■	■	■	■
OFFICE AND PROFESSIONAL SERVICE							
Office				◇	□	■	■
Medical - Outpatient Care				◇	□	■	■
Financial Institution					□	■	■
Funeral Home				◇		■	■
RETAIL AND LIGHT INDUSTRY							
Store				◇	□	■	■
Restaurant					□	■	■
Personal Service				◇	□	■	■
Temporary Market		◇	◇	■	■	■	■
Studio				◇	□	■	■
Entertainment Venue				◇	□	■	■
Small Restaurant				◇	□	■	■
OTHER							
Bed and Breakfast			◇	◇	■	■	■
No Impact Home-Based Business	■	■	■	■	■	■	■
AUTOMOTIVE							
Fueling Station							■
Parking Lot, surface						◇	◇
Parking Lot, structured						■	■
Automobile Service						■	■
CIVIC							
Fire Station		■					
Parks and Open Space	■	■	■	■	■	■	■
Library		■	■	■	■		■
Police Station	■						
Municipal Administration		■					
INSTITUTIONAL							
School		◇	◇		◇	■	■
Child Care Facility		◇	◇	◇	◇	■	■
Medical - Inpatient Care			◇	◇	◇	■	■
Museum or Gallery			◇	□	■	■	■
Community Service		◇	◇	□	■	■	■
Religious		□	■	■	■	■	■

■ PERMITTED
□ SPECIAL EXCEPTION
◇ CONDITIONAL USE

Article 3 Standards for Lot and Building Plans

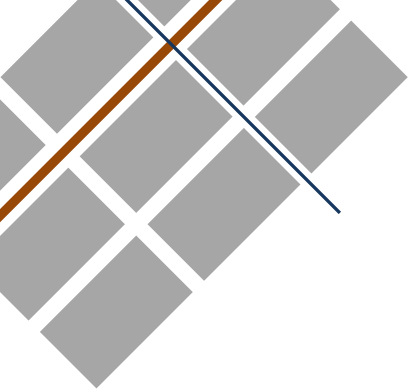
- 124-8 Placement
- 124-9 Frontages
- 124-10 Form
- 124-11 Type
- 124-12 Use**
- 124-13 Parking



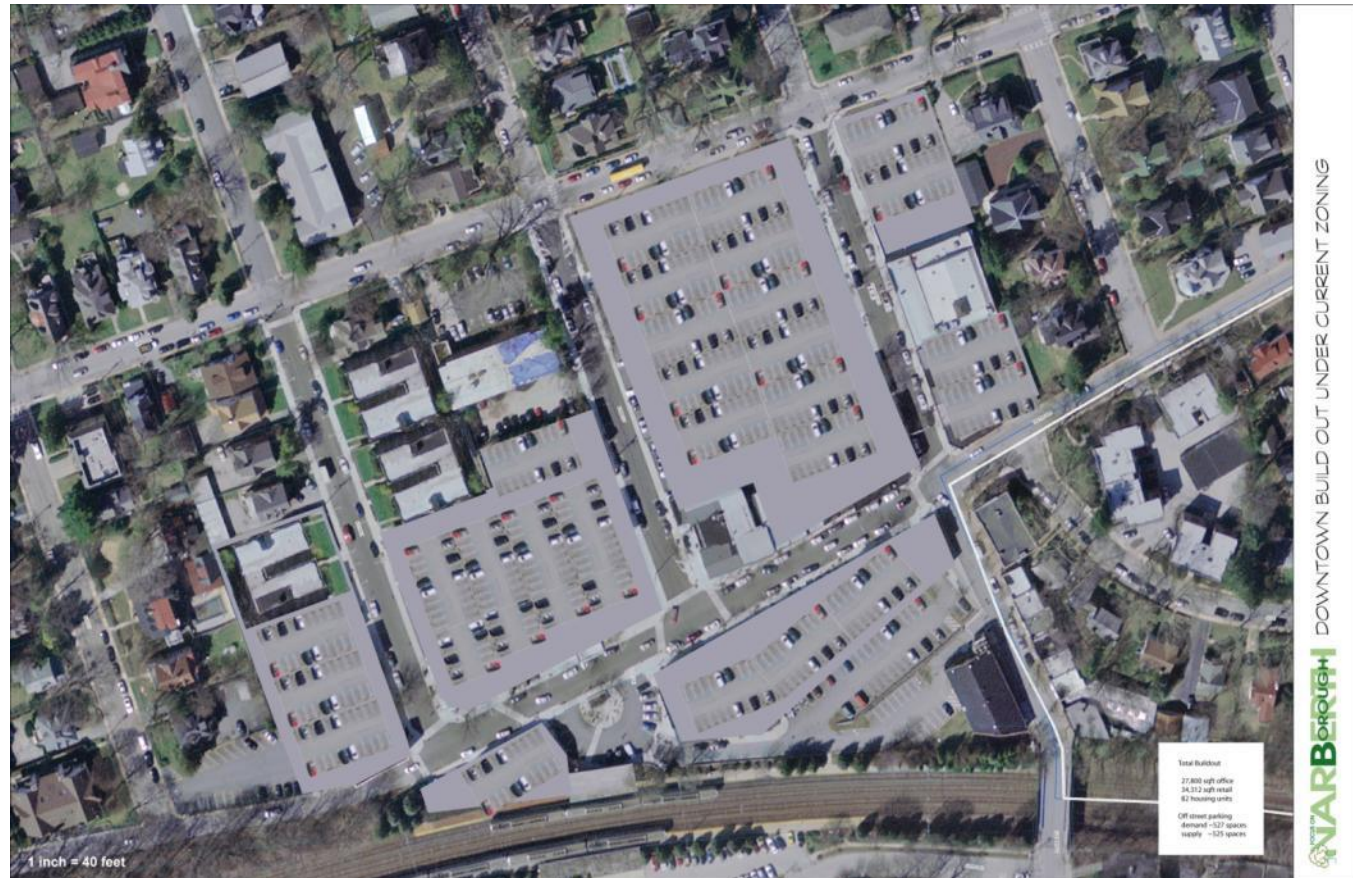
- 124-8 Placement
- 124-9 Frontages
- 124-10 Form
- 124-11 Type
- 124-12 Use
- 124-13 Parking**



DOWNTOWN EXISTING CONDITIONS



- 124-8 Placement
- 124-9 Frontages
- 124-10 Form
- 124-11 Type
- 124-12 Use
- 124-13 Parking**



“High parking ratios,
compel urban design
towards the antithesis of
walkable neighborhoods”



TABLE (9): OFF STREET PARKING STANDARDS

	T3a	T3b	T3c	T4a	T4b	T5a	T5b
RESIDENTIAL	2.0/dwelling	1.0/dwelling					
OFFICE AND PROFESSIONAL SERVICE	N/A	1.0/700 sqft					
RETAIL AND LIGHT INDUSTRY	N/A			1.0/550 sqft			
restaurant or small restaurant	N/A			1.0/400 sqft			
AUTOMOTIVE	N/A					1.0/service bay	
CIVIC	N/A						
INSTITUTIONAL	N/A	1.0/1,000 sqft of assembly space					
school	N/A	1.0 for each employee					
medical – inpatient care	N/A	1.0/bedroom	N/A	1.0/bedroom			
medical – outpatient care	N/A	2 spaces for each practitioner					
child care facility	N/A	1.0/300 sqft of interior floor area dedicated to child care					
OTHER	bed and breakfast	N/A	1.0/guest room				
PARKING CREDITS	N/A	See Table 11					N/A
PARKING EXEMPTIONS	N/A					first 2,500 sqft of nonresidential net leasable area	N/A
PARKING MAXIMUM	N/A					no off-street parking areas shall exceed the requirements by more than 20%	

Note: Square feet shall include net leasable area for use of patrons and employees; not to include basement areas used only for storage. Total of required spaces to be rounded up to the nearest whole number.

TABLE (10): SHARED PARKING RATIOS

	RESIDENTIAL	OFFICE AND PROFESSIONAL SERVICE	RETAIL AND LIGHT INDUSTRY	INSTITUTIONAL
RESIDENTIAL	1	1.4	1.2	1.3
OFFICE AND PROFESSIONAL SERVICE	1.4	1	1.2	1.1
RETAIL AND LIGHT INDUSTRY	1.2	1.2	1	1.2
INSTITUTIONAL	1.3	1.1	1.2	1

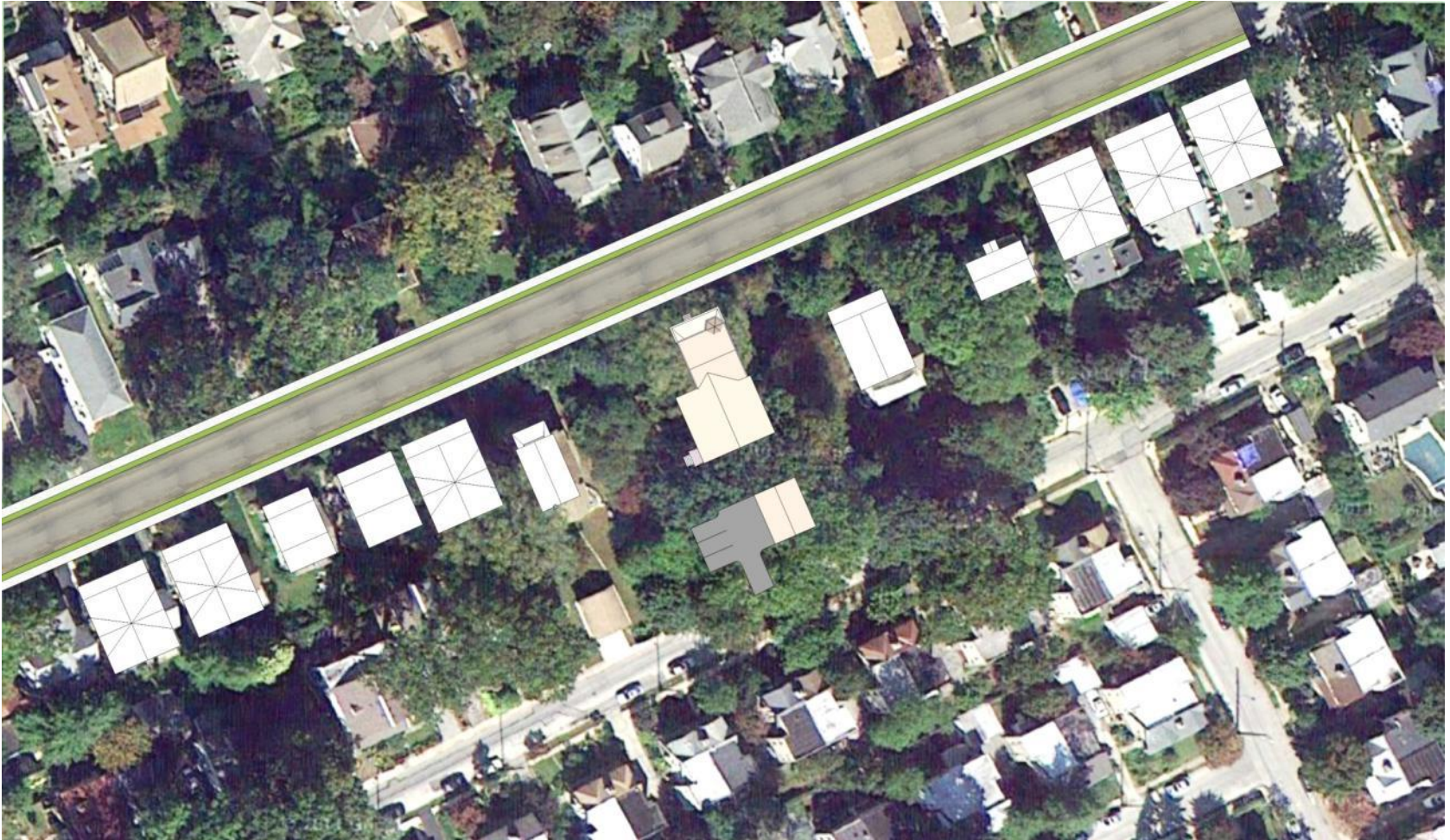
Shared parking calculation: The total number of spaces for two or more uses on one lot, or adjoining lots provided an easement is recorded, shall equal the sum of the parking required in Table (9) for each use, divided by the ratio found in Table (10). Where more than two uses exist on one or adjoining lots, the largest ratio in Table (9) shall be applied to all uses on the lot(s). Uses not referenced in Table (10) shall not be permitted to use shared parking reductions.

124-8 Placement
124-9 Frontages
124-10 Form
124-11 Type
124-12 Use
124-13 Parking

Credits and exemptions!

Test site

T3b Mixed Residential Limited



Test site

T3b Mixed Residential Limited



Test site

T3b Mixed Residential Limited



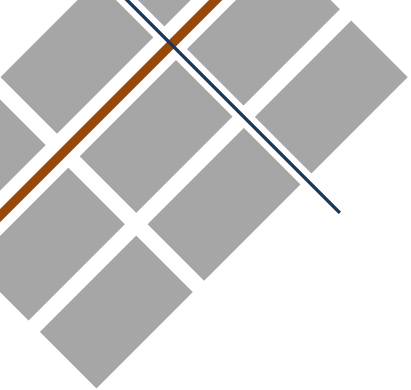
Test site

T3b Mixed Residential Limited

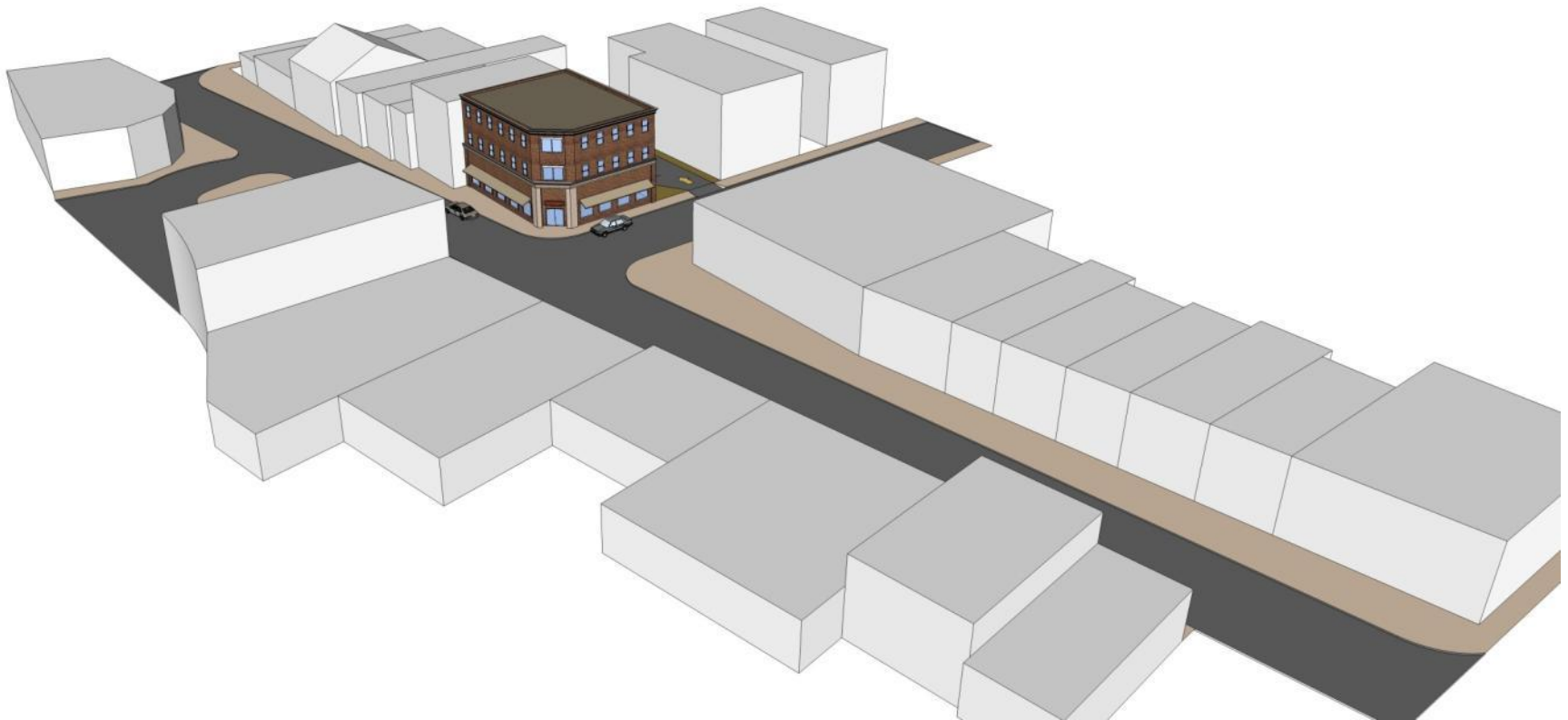


Test site T5a Downtown





Test site T5a Downtown

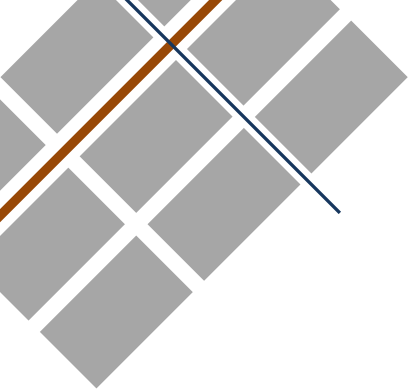


Test site T5a Downtown



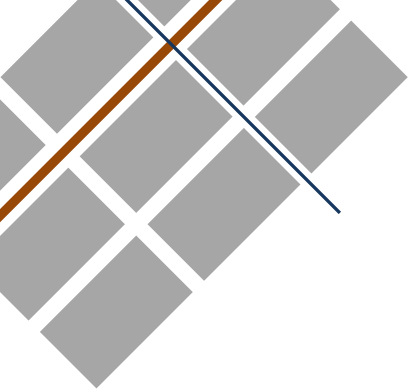
Test site T5a Downtown





Test site T5a Downtown





Test site T5a Downtown



Pros and Cons

Pro

- Pedestrian focused
- Concepts are easy to understand
- It works
- A ton of work

Con

- Uses new terminology
- Administration is not easy to understand
- Legality questions will be asked
- A ton of work

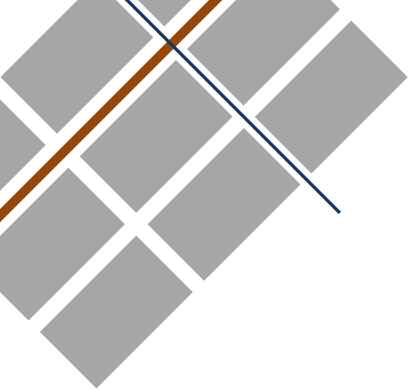
Legal and Administrative Issues

How far can design standards go?

How can we make the local review (subdivision, land development, building permits) administrative instead of subjective?

What are reasonable submission requirements?

How can we make the code more legible?



Questions

Project documentation available at:

<http://www.narberthcivic.org/>

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