Form Based Zoning
October 22, 2013
Transect – gradient of intensity and appropriate design
Transect
Narberth today

- High income
- High home value
- Very desirable
- Built out community
- Preservation minded and acknowledging change
Project Timeline

Public workshops

- January 2012
- May 2012
- Summer 2012
- Fall/Winter 2012/2013
- February – July 2013
- September 2013
- October – December 2013
- Spring 2014

Public open house

- Data collection
  - Walking tour

- Presentation of data, preliminary standards
  - NPC 6 month review

- Draft 1.0

- Draft 2.0
  - NPC review
    - build outs, edits
    - professional reviews

- Final Draft 3.0
  - review
  - advertise
  - adopt

October 22, 2013

October 22, 2013
FBC is visual

I like the variety

Looks great!

I like to sit out on my porch and talk!

Nice fence

Repetition of form

All built to same line

Needs healthier trees

I like that there aren’t a lot of driveways.

Sidewalks ok, could be wider

October 22, 2013
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!
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”
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 2 TS6 — MIXED RESIDENTIAL LIMITED

A. SITE PLAN STANDARDS

<table>
<thead>
<tr>
<th>Type</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Placement</td>
<td>124-9</td>
<td></td>
</tr>
<tr>
<td>Frontages</td>
<td>124-10</td>
<td></td>
</tr>
<tr>
<td>Form</td>
<td>124-11</td>
<td></td>
</tr>
<tr>
<td>Type</td>
<td>124-12</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>124-13</td>
<td></td>
</tr>
</tbody>
</table>

LOT SIZE

Detached house: 40 ft min
Duplex house: 40 ft min
Twin house, each half: 25 ft min
Multifamily house: 40 ft min
All other building types: 10,000 sq ft min

MINIMUM LOT AREA

Detached house: 6,000 sq ft min
Duplex house: 6,000 sq ft min
Twin house, each half: 5,000 sq ft min
Multifamily house: 6,000 sq ft min
All other building types: 10,000 sq ft min

BUILDING FORM AND LOT OCCUPATION

Height of floor: 6 ft max
Impervious surfaces: 40% max

LOT SIZE

Detached house: 40 ft min
Deduction for setbacks: 6 ft min

Height of floor: 6 ft max
Impervious surfaces: 30% max

MONUMENTS

Location of monument: 25 ft min

FENCES

Height of fence: 25 ft max

FOOTINGS

Distance from edge of lot: 10 ft min

B. BUILDING FORM
### Article 3 Standards for Lot and Building Plans

<table>
<thead>
<tr>
<th></th>
<th>Placement</th>
<th>Frontages</th>
<th>Form</th>
<th>Type</th>
<th>Use</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>124-8</td>
<td>Placement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>124-9</td>
<td>Frontages</td>
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<td></td>
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<tr>
<td>124-11</td>
<td>Type</td>
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<tr>
<td>124-12</td>
<td>Use</td>
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<td>124-13</td>
<td>Parking</td>
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#### Figure 1: Frontage Types by Zoning District

<table>
<thead>
<tr>
<th>Frontage Type</th>
<th>T3a</th>
<th>T3b</th>
<th>T3c</th>
<th>T4a</th>
<th>T4b</th>
<th>T5a</th>
<th>T5b</th>
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<tbody>
<tr>
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<td>✔</td>
<td>✔</td>
<td>✔</td>
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<td>Partial Porch Without</td>
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<td>✔</td>
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</table>
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

- Placement
- Frontages
- Form
- Type
- Use
- Parking

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
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

<table>
<thead>
<tr>
<th>Category</th>
<th>T3a</th>
<th>T3b</th>
<th>T3c</th>
<th>T4a</th>
<th>T4b</th>
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</table>

- **X**: PERMITTED
- **○**: SPECIAL EXCEPTION
- **◊**: CONDITIONAL USE
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
“High parking ratios, compel urban design towards the antithesis of walkable neighborhoods”
### TABLE (9): OFF STREET PARKING STANDARDS

<table>
<thead>
<tr>
<th></th>
<th>T3a</th>
<th>T3b</th>
<th>T3c</th>
<th>T4a</th>
<th>T4b</th>
<th>T5a</th>
<th>T5b</th>
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<tbody>
<tr>
<td>RESIDENTIAL</td>
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<td>1.0/bedroom</td>
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<td>restaurant or small restaurant!</td>
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</table>

**Notes:** Space feet shall include not accessible 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

<table>
<thead>
<tr>
<th></th>
<th>RESIDENTIAL</th>
<th>OFFICE AND PROFESSIONAL SERVICE</th>
<th>REAL AND LIGHT INDUSTRY</th>
<th>INSTITUTIONAL</th>
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<tbody>
<tr>
<td>1</td>
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<tr>
<td>1.2</td>
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<td>1</td>
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<td>1.1</td>
<td>1.2</td>
<td>1</td>
<td>1</td>
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</tbody>
</table>

**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 lowest ratio in Table (9) shall be applied to all uses on the lot(s). Uses not referred to in Table (10) shall not be permitted to use shared parking reductions.
Test site
T3b Mixed Residential Limited
Test site
T5a Downtown
Test site
T5a Downtown

October 22, 2013
Test site
T5a Downtown

October 22, 2013
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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