

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
Castrol
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

MASSAOIT ST

IRON HORSE BLVD

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

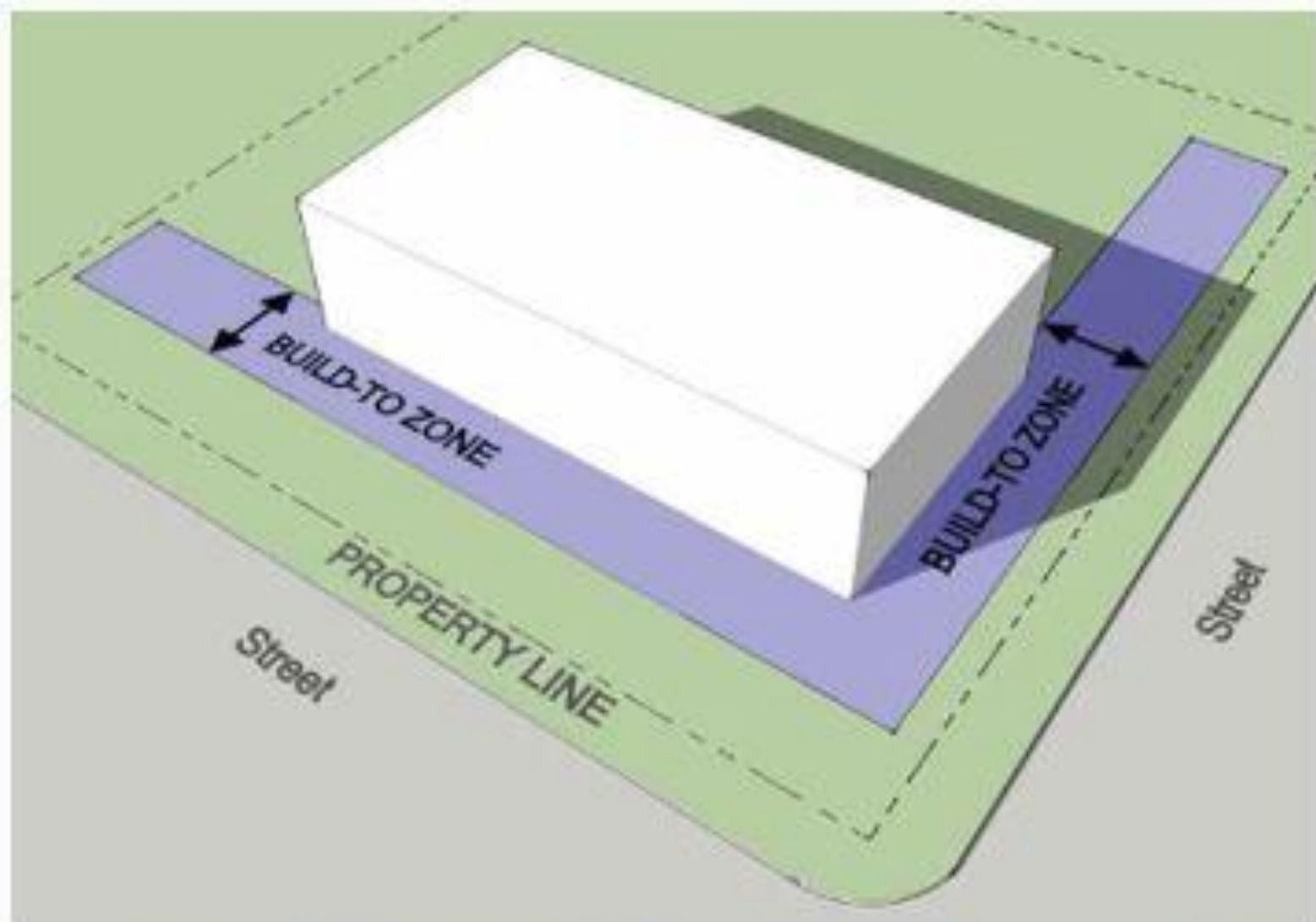


Figure 3-2. Build-To Zone. Both road frontage facades shall be placed within the build-to zone, which has a minimum and maximum distance from the property line.

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.

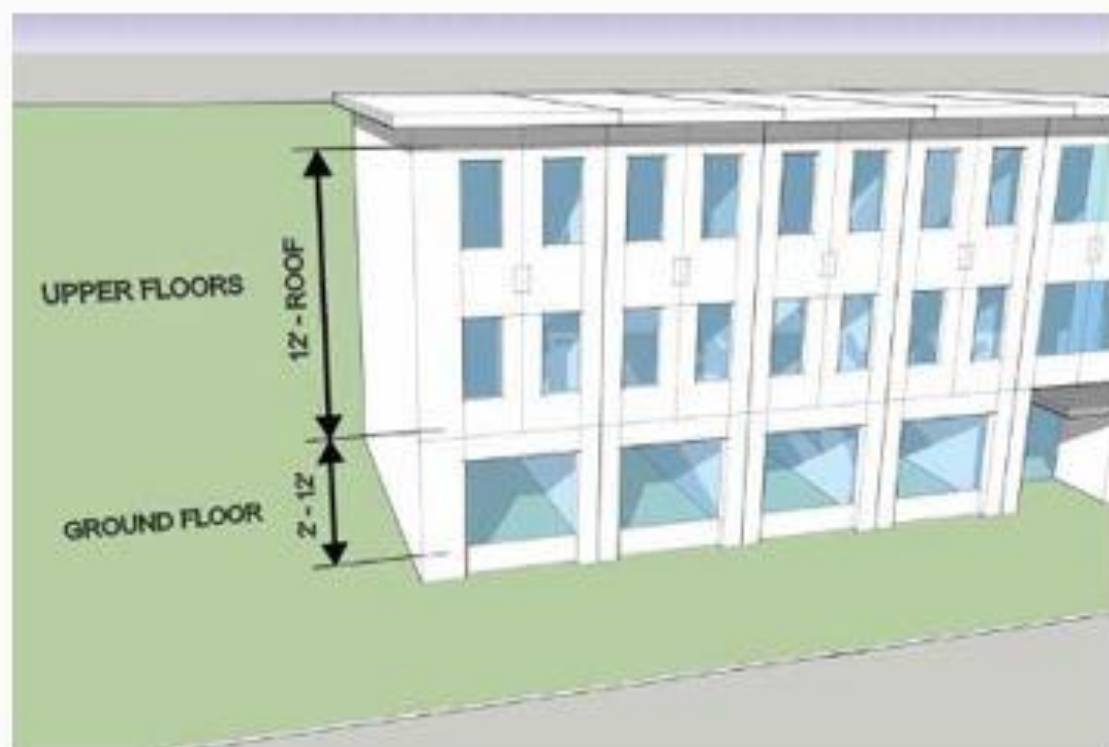


Figure 3.7. Facade Transparency. Facade transparency is a measure of the relative percentage of transparent window area compared to the amount of overall opaque facade area.

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

Hippie Gallery FINE ARTS

GIDDY-UP 408

GIDDY-UP
408







Bean
Shoe, Boat & Ski

L.L. Bean
Shoe, Boat & Ski

LINDA BEAN'S

EXPERIENCE THE
OUTDOORS
ALL YEAR LONG





YANKEE CANDLE

YANKEE
CANDLE

maidenform®

















TOYS GALORE & MORE

BALON





Qualicum Beach
FLORIST

Qualicum Beach
FLORIST

OPEN

FERN ST W
PRIMROSE ST







NO PARKING
PARKING ONLY

OX
RE



Du Bois

Book Store

DuBois Bookstore

DuBois Bookstore

M

MIAMI

MIAMI



Du Bois Book Store

2011

Landscaping

Downtown Parking



PARKING

KNOX MILL CENTER

Patrol & Security







2am-5am
Parking
Prohibited
Except By
Permit





WILSON'S

DRUG STORE

MR. MAXWELL'S
FINE FOOD & SPIRITS

4781 LB

MITZON.2



Station Ave

Noble St

St





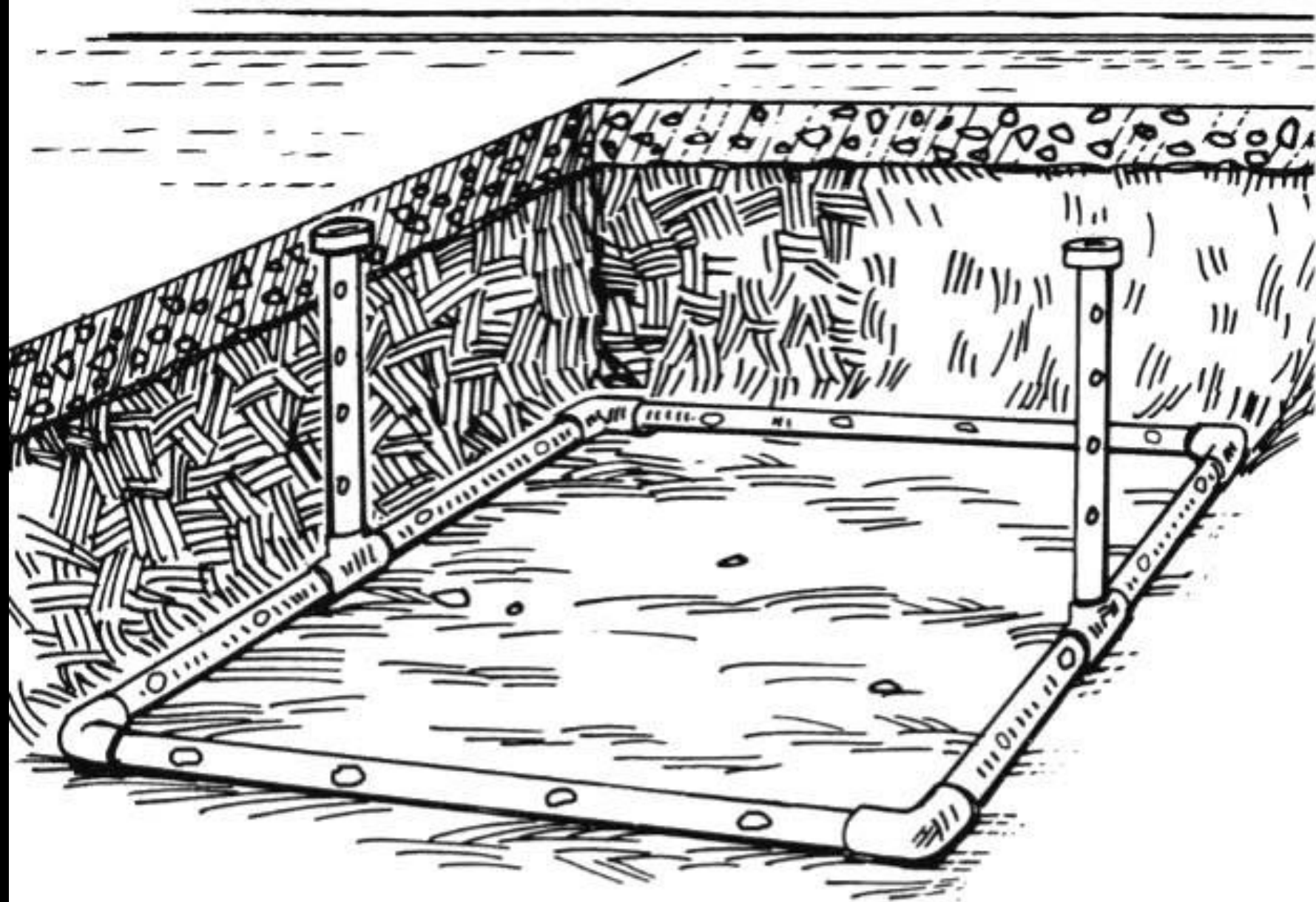


Planting and Maintaining Shade Trees















Form-based Design Standards

Along

Highway Corridors

FBDS Goal One:

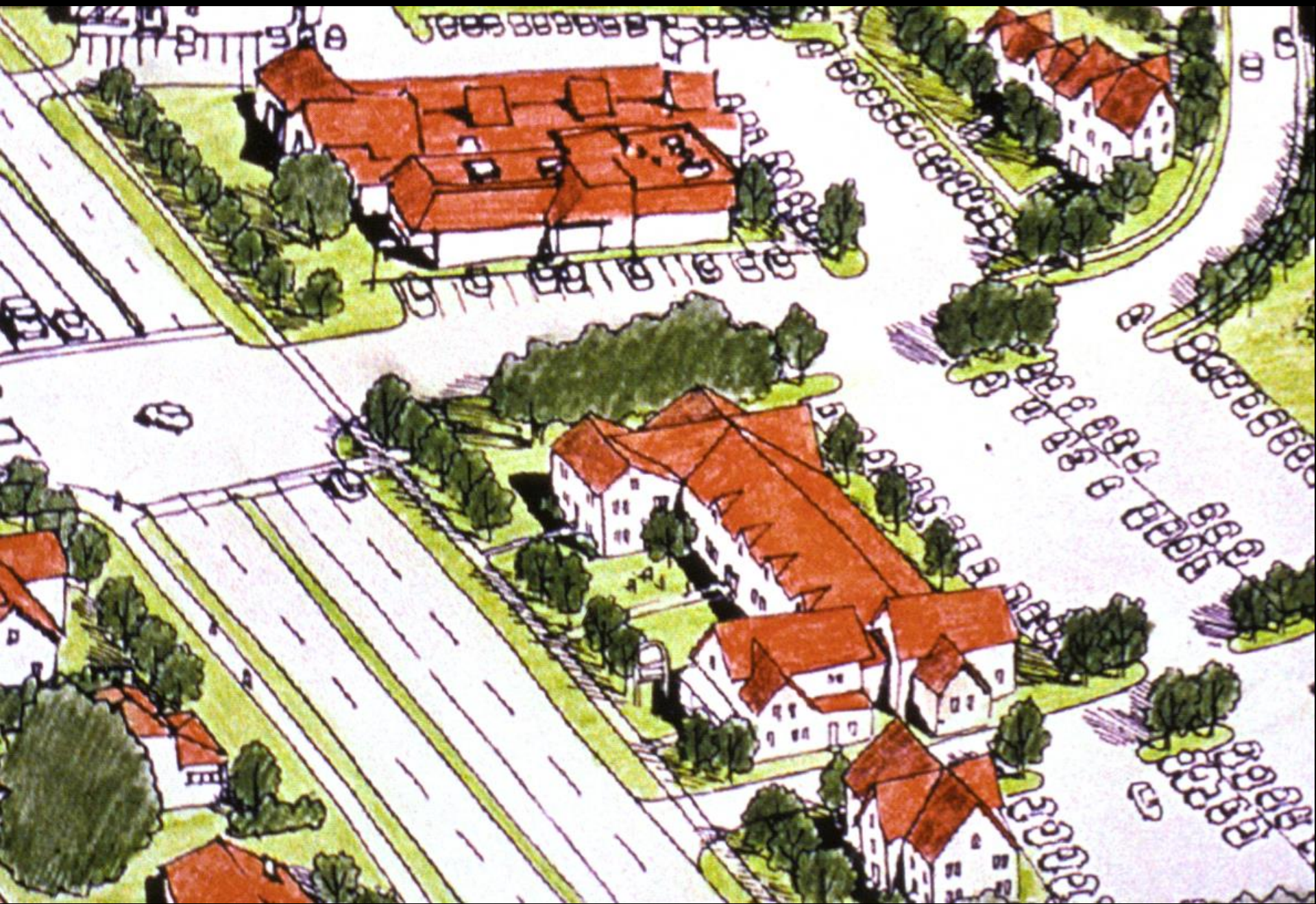
Rear Parking,

Minimum Height, and

Maximum Front Setbacks

with Shade Tree Plantings









DUCK SOUP
EST. 1971

CLASSIC CHILDREN'S FURNISHINGS

PENDLETON

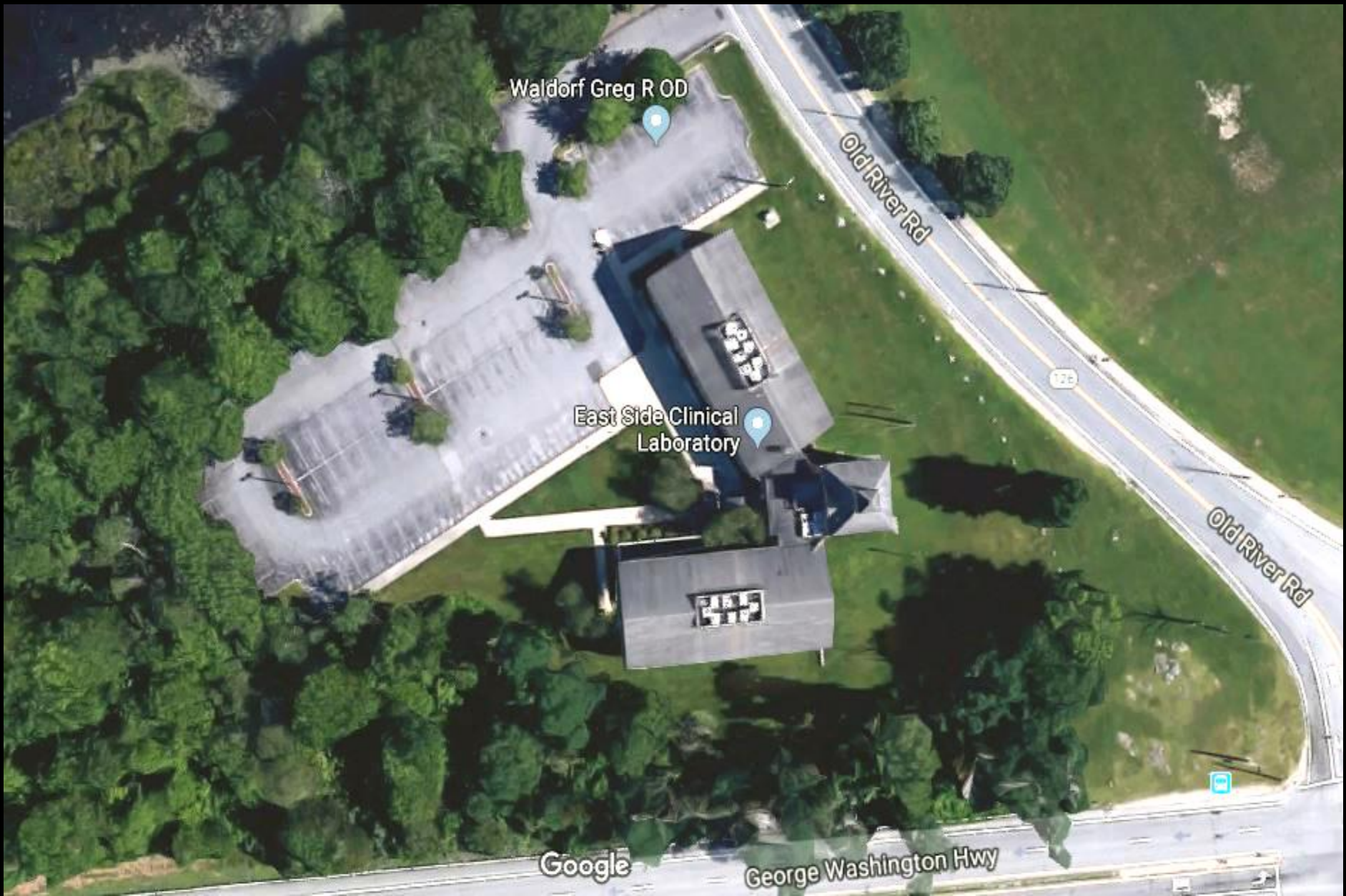




BB&T

224





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
1 per night
live music
and more

MOVIE
TONIGHT
1 per night
live music
and more

530 SM





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

HAWAIIAN RESTAURANT

SPECIALS BACK
DRAWNS

RANGE 5PM - 10PM
THE 500 PEDICURE

MURPHY'S LAW
AND GINNY KNIVES

TBC

ENTRANCE

Victoria
Products



14C

DOUGLAS CENTRE

McDonald's
DRIVE-THRU

citi financial

polaris

BEAM
BUILT-IN VACUUMS
PARADE UPPER LEVEL LOT

The Dog's Ear

RHINO
LABOUR
381-0202

Winks
Convenience Store

FACE TO FACE
COMPUTERS

MULTI
Power Tools & Equipment

Hodges & Company
INSURANCE

Outoplan







FBDS Goal Four:

Creating Interconnections
Among Adjacent Land Uses

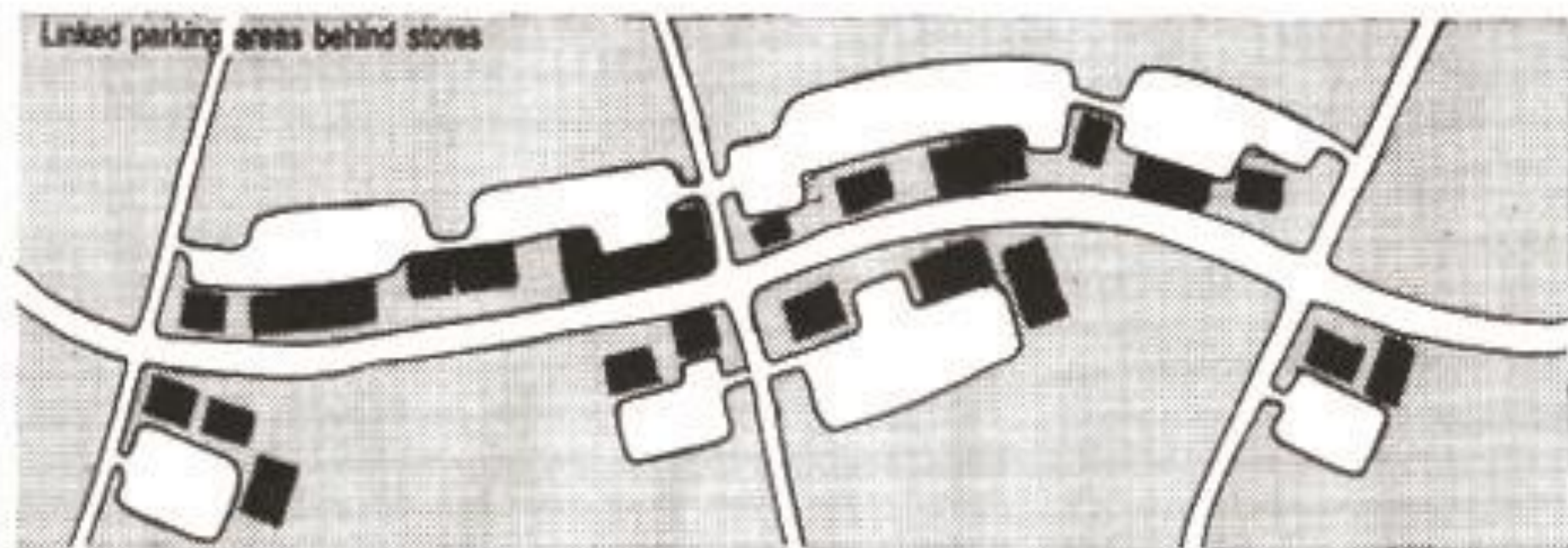


Figure 9-22. Connecting rear parking lots allows customers to drive to many other shops in the corridor without re-entering the highway and interrupting traffic flow. Such arrangements can be required for new development, expansion of existing buildings, and redevelopment.



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

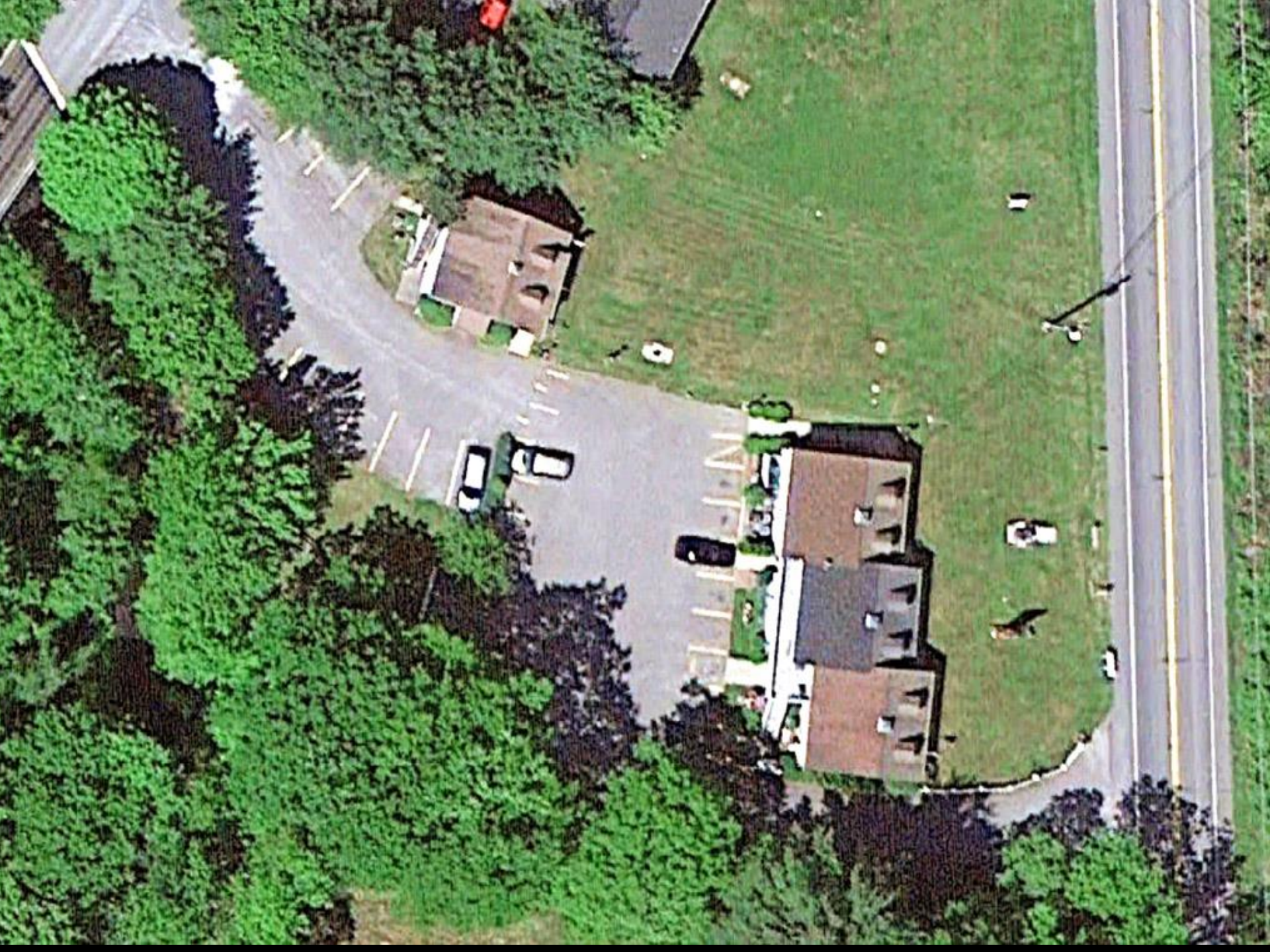
Google

Western Ave

9









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VETERINARY
SERVICES
563-7786

LAURIE HOWARTH, D.V.M.

HEIDI SPROUL, V.M.D.







Supplemental Design Standards

Pedestrian Walkways in Parking Lots











Retaining

Existing

Trees







THE VILLAGE AT
WATERFORD

NEW FITNESS

SOCIAL SECURITY

STUFFYS

FAMILY DENTISTRY

PURITAN CLEANERS

PostNET

BATH & BISCUIT



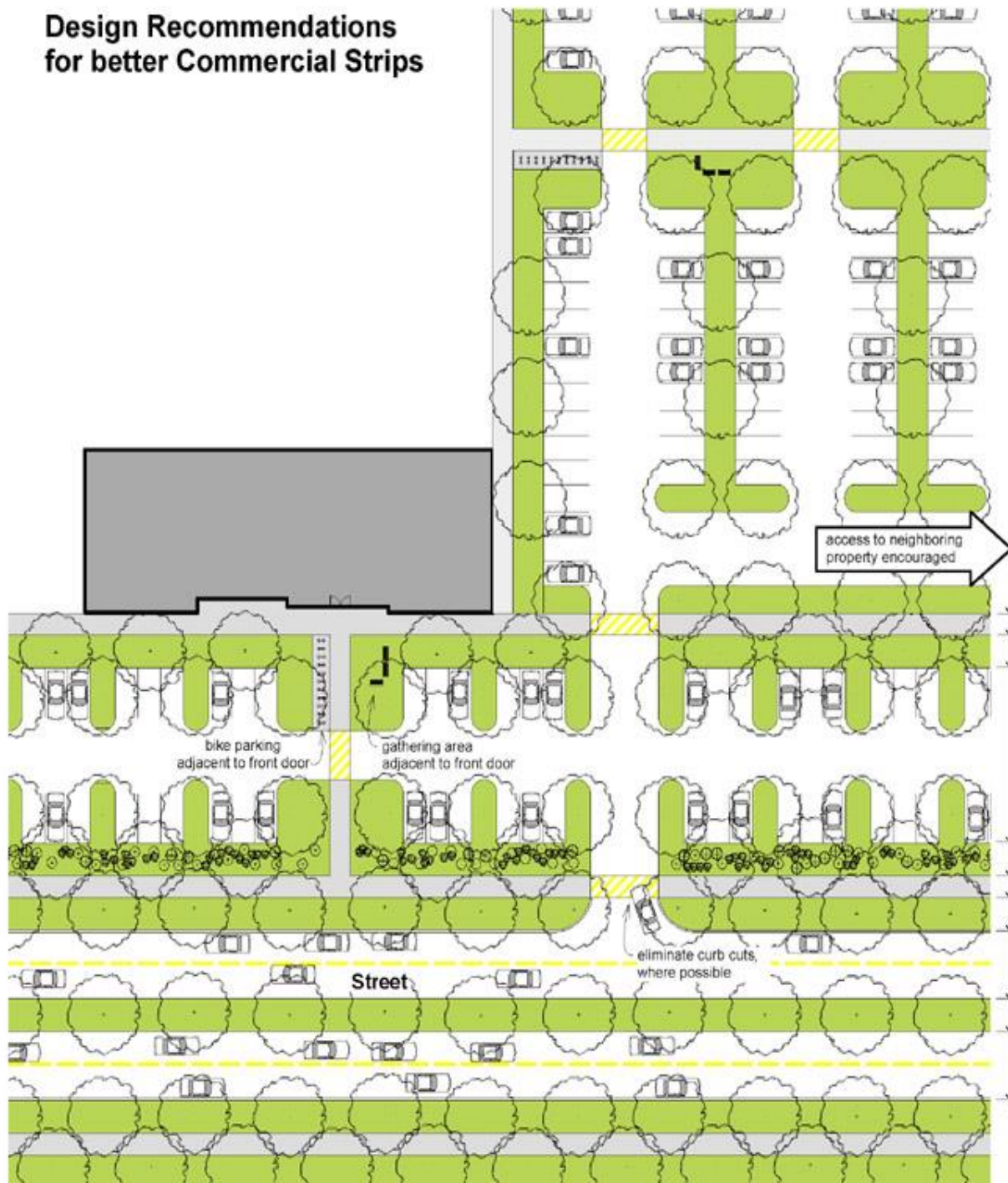


“Parking Groves”

(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

St







Public Art in
High-Visibility
Outdoor Locations
Downtown





Author unknown
but so appreciated











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

273

















Buffering

(when design and layout
cannot be improved)



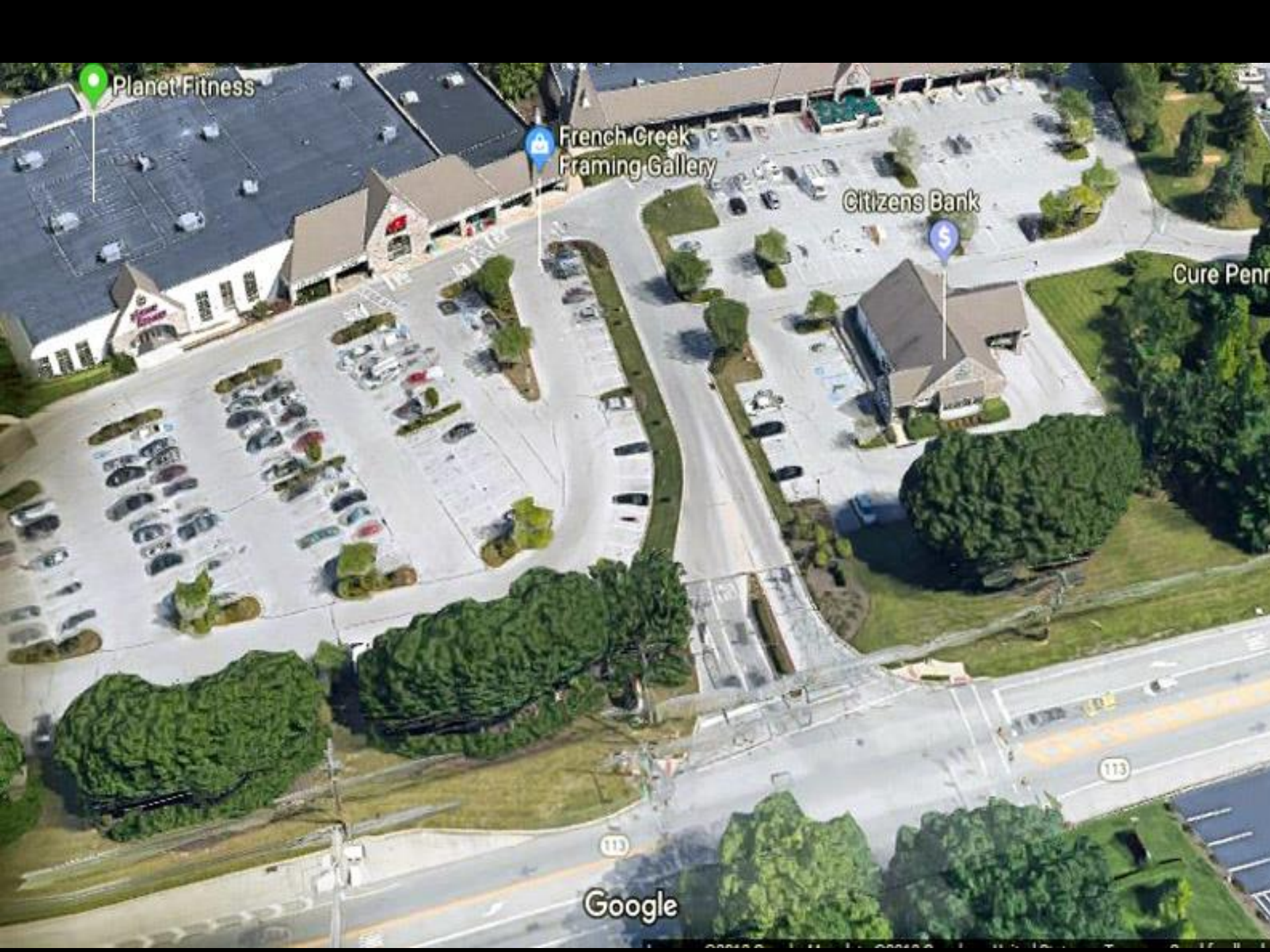


SPRAGUE

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







Arby's

99¢

Arby-Q

Drive-Thru Service
ORANGE CREAM
SHAKE IS BACK
OPEN UNTIL 11PM

Arby's
ROAST
BEEF
Sandwich

IS DELICIOUS









McDonald's

PHARMA

BARRY RD







Thank you.

Randall Arendt

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www.greenerprospects.com