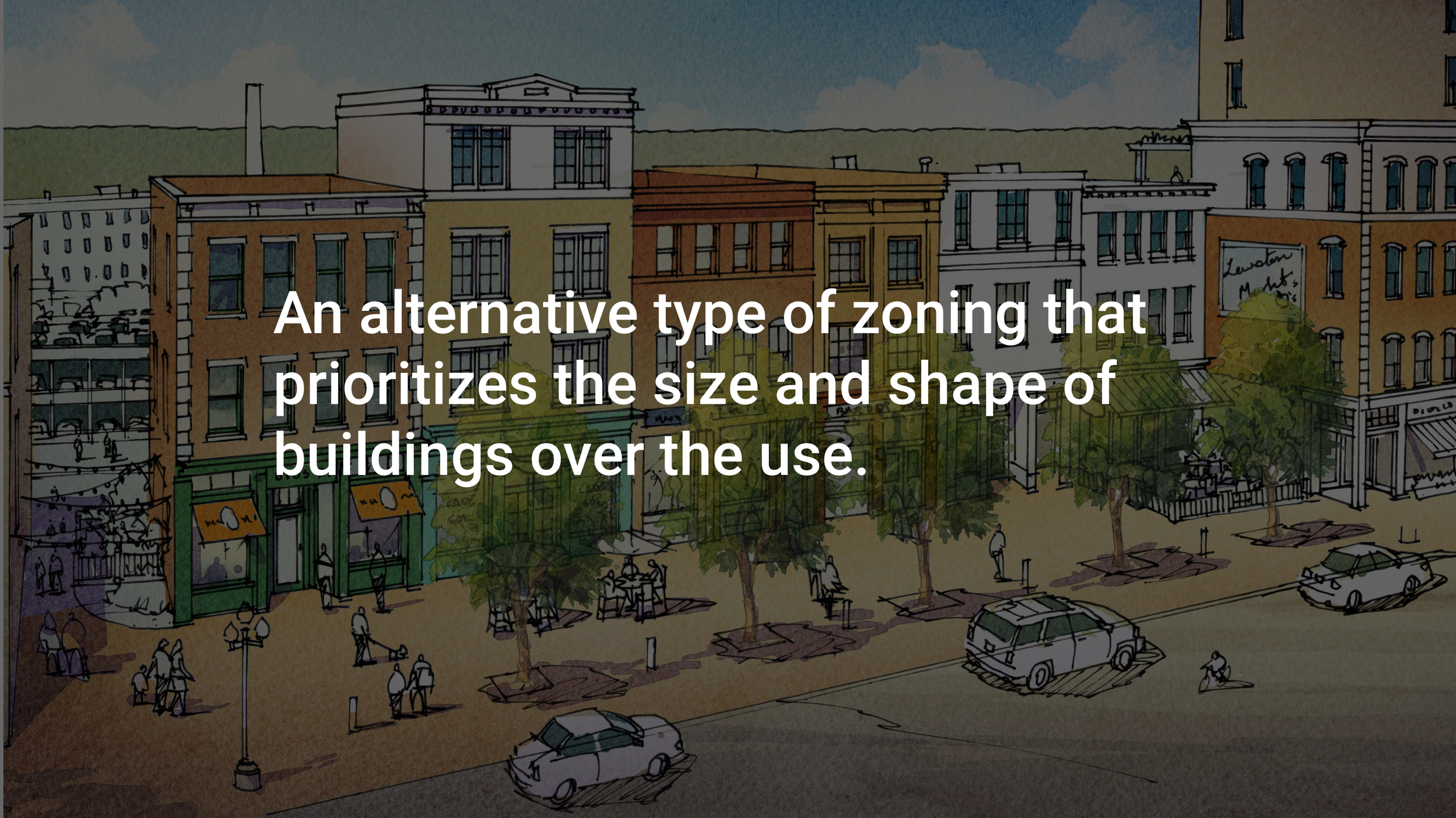
What is form based code?


An alternative type of zoning that prioritizes the size and shape of buildings over the use.

The main purpose of form based code is to proactively regulate the physical form and character of new development in alignment with a community's vision.

Examples

Virginia Beach
BUFFALO WILD
SPEED HUMP
15
M.P.H.

Oceanfront Resort District

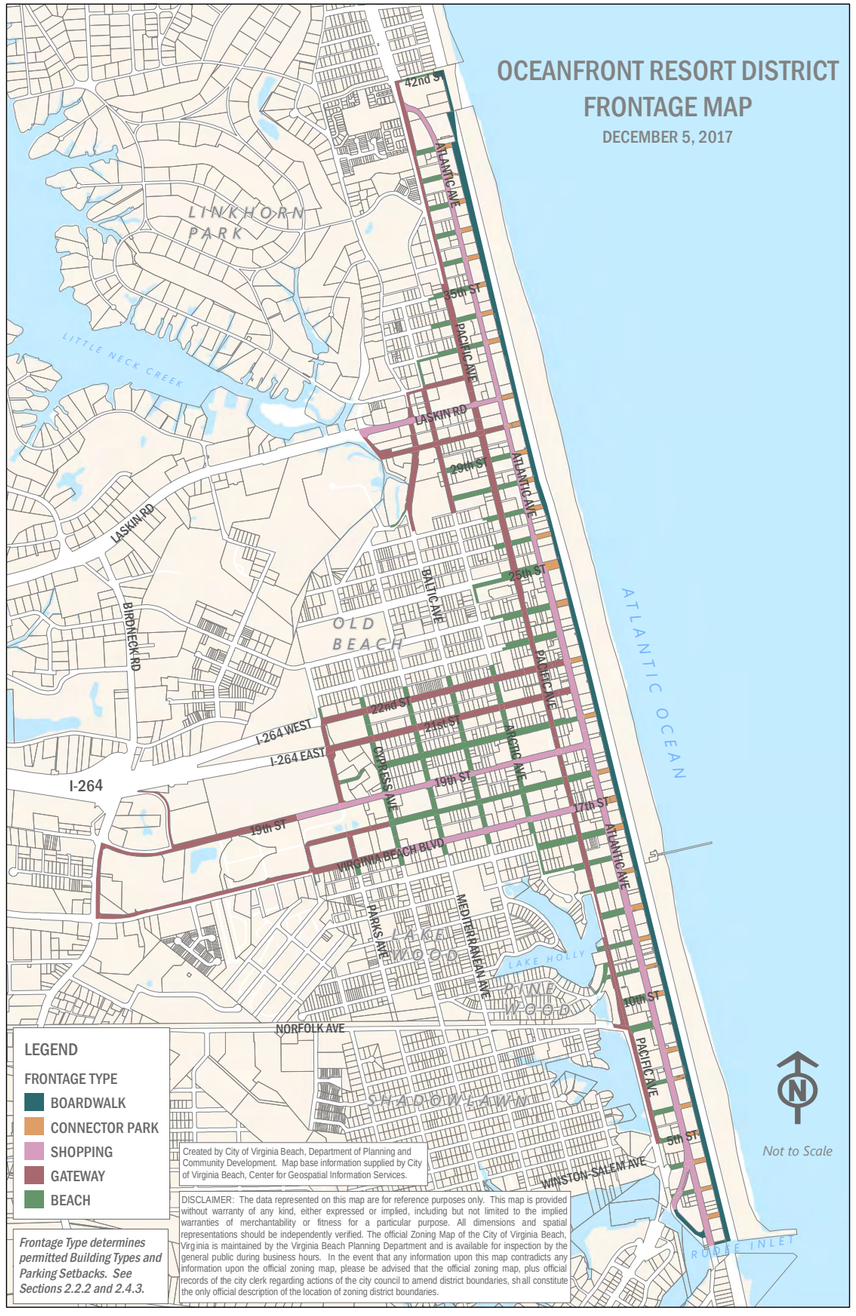
The Virginia Beach Oceanfront Resort District is based on the vision presented by the Resort Area Strategic Action Plan (RASAP) and addresses the relationship between buildings and the public realm. It was created in 2012 and updated in 2017.

The regulating plan consists of three layers:

1. **Frontages**
2. **Street setbacks**
3. **Height**

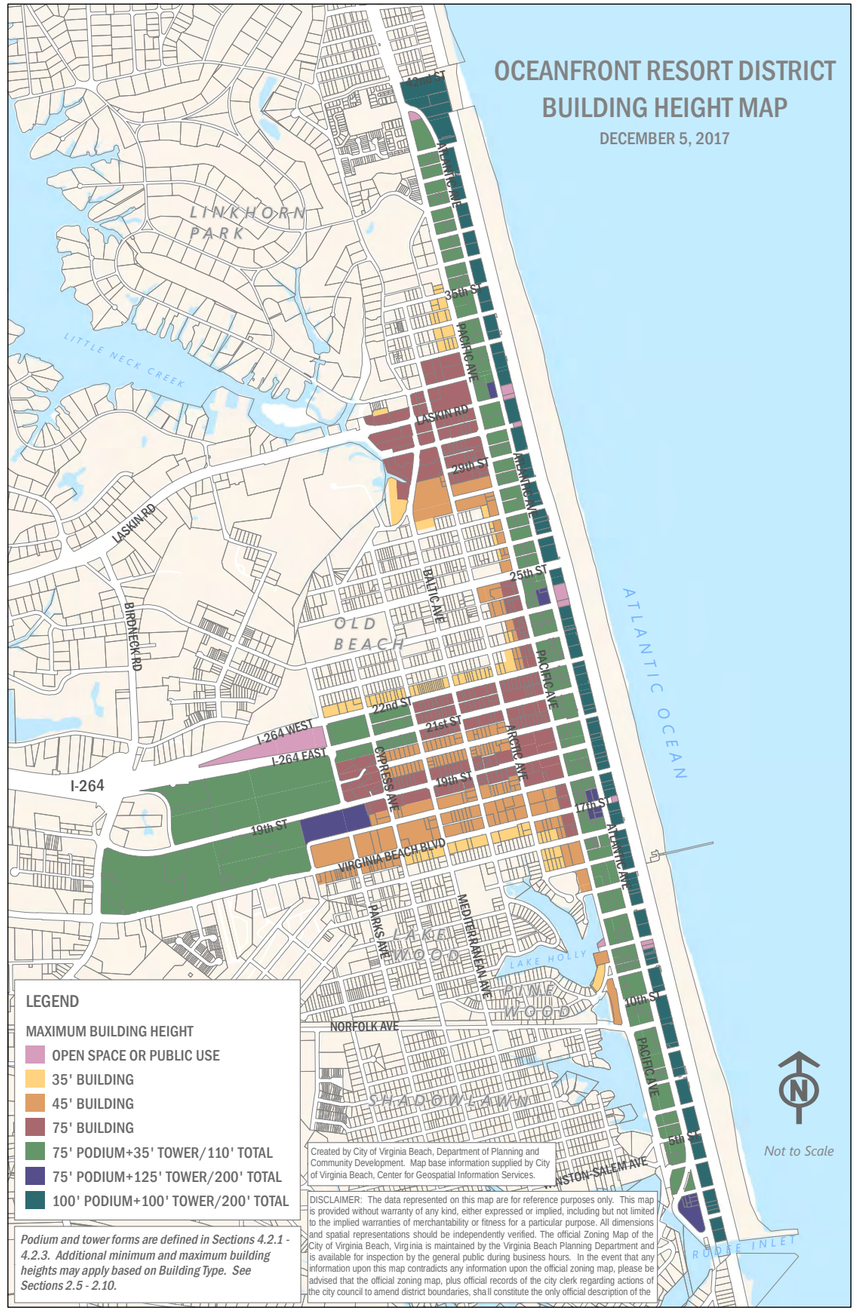
OCEANFRONT RESORT DISTRICT
FRONTAGE MAP

DECEMBER 5, 2017



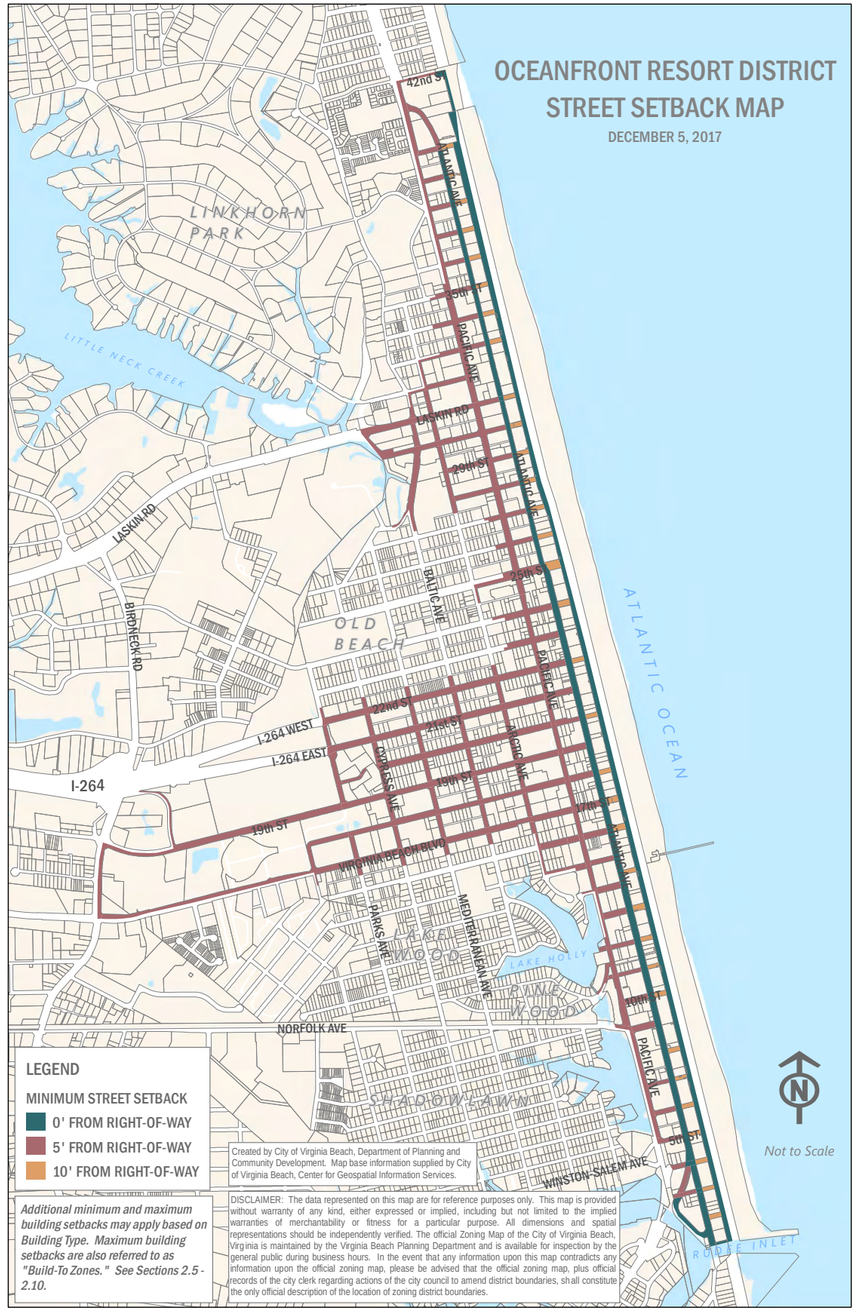
OCEANFRONT RESORT DISTRICT
BUILDING HEIGHT MAP

DECEMBER 5, 2017



OCEANFRONT RESORT DISTRICT
STREET SETBACK MAP

DECEMBER 5, 2017



Columbia Pike

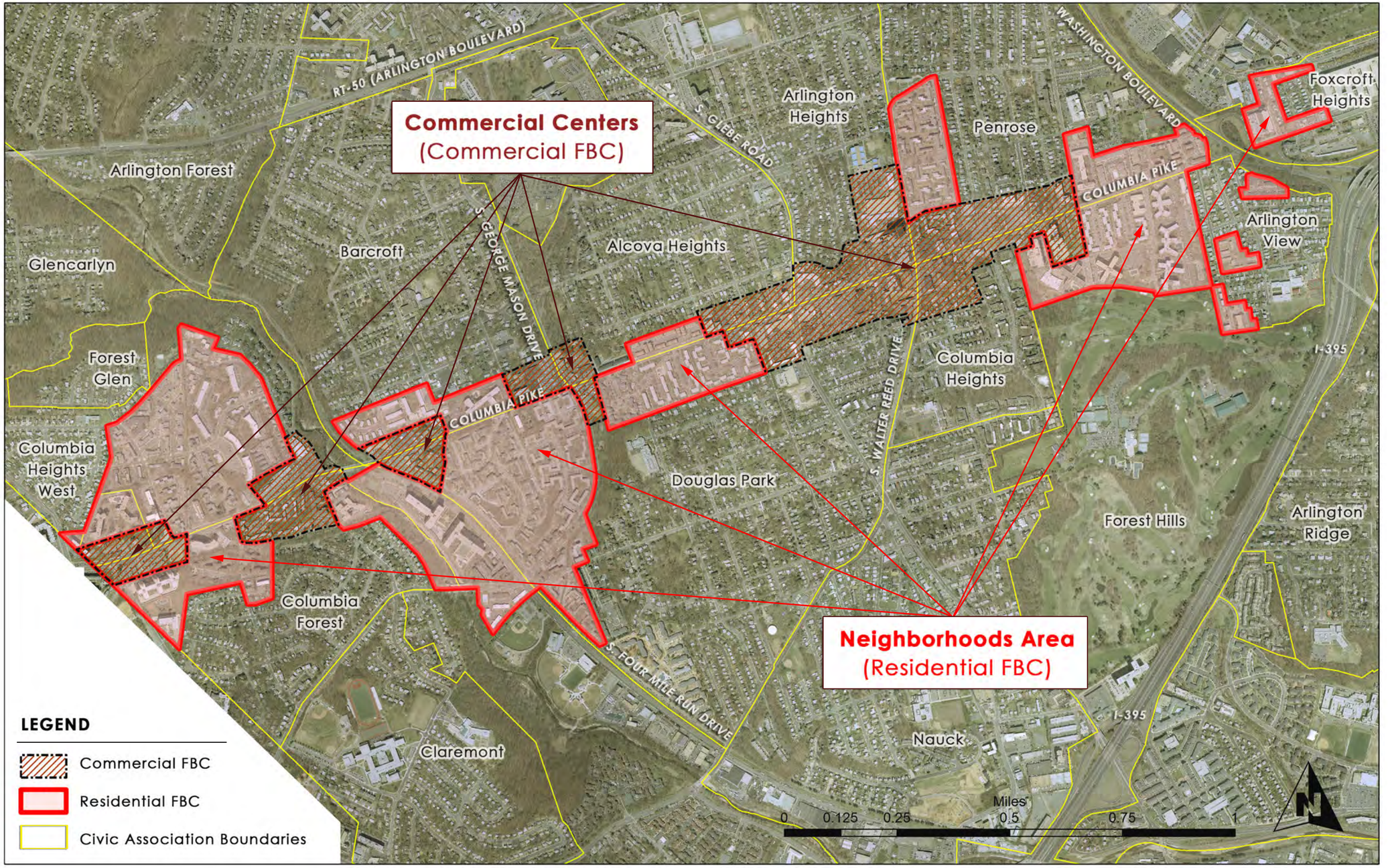
Columbia Pike

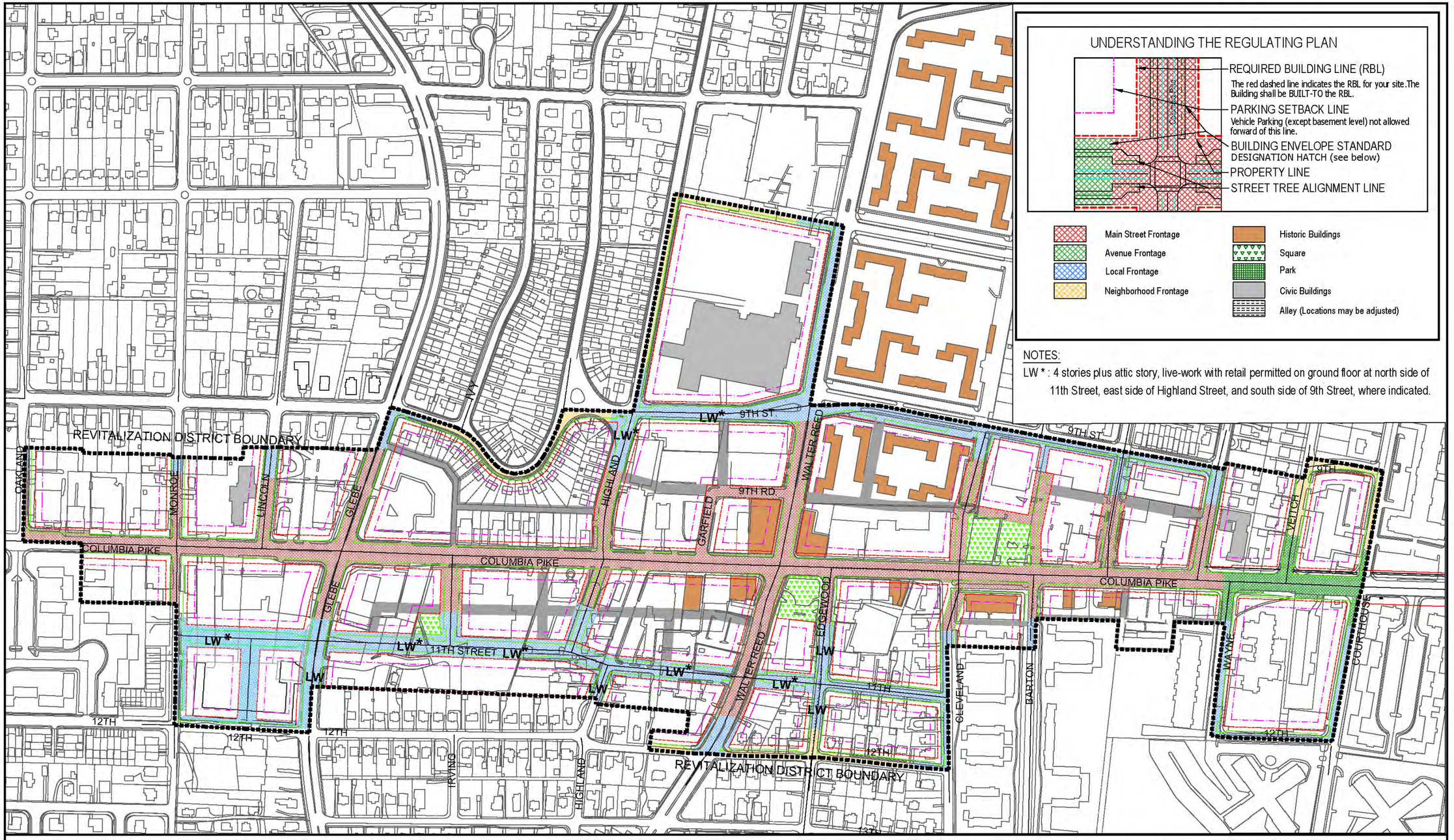
- In 2003, adopted a form based code for Commercial Centers

Purpose: Create a Main Street environment with incentives to encourage redevelopment consistent with the vision expressed in the Columbia Pike Initiative – A Revitalization Plan.

- In 2013, adopted a form based code for Neighborhoods

Purpose: Ensure the future housing stock would serve a diverse range of incomes through energy efficient buildings and more walkable environments, key objectives captured in the Columbia Pike Neighborhoods Area Plan.


Commercial Centers
(Commercial FBC)
Neighborhoods Area
(Residential FBC)
RT-50 (ARLINGTON BOULEVARD)
S GLEBE ROAD
WASHINGTON BOULEVARD
COLUMBIA PIKE
S GEORGE MASON DRIVE
S WALTER REED DRIVE
S FOUR MILE RUN DRIVE
I-395
Arlington Forest
Arlington Heights
Penrose
Foxcroft Heights
Glencarlyn
Barcroft
Alcova Heights
Arlington View
Forest Glen
Columbia Heights
Columbia Heights West
Douglas Park
Forest Hills
Arlington Ridge
Columbia Forest
Claremont
Nauck
LEGEND
Commercial FBC
Residential FBC
Civic Association Boundaries
Miles
0
0.125
0.25
0.5
0.75
1
N



Columbia Pike

Arlington County, Virginia

Columbia Pike Regulating Plan
Section 20. "CP-FBC" Columbia Pike Form Based Code
Town Center

Department of Community Planning, Housing and Development Arlington County, Virginia

North

Amendments last adopted on: Apr. 12, 2014

DATE: Apr. 2014

PAGE: 3.11

Leesburg

Crescent Design District

Adopted in 2013, and updated in 2019, the Crescent Design District is designated as a revitalization and redevelopment area to:

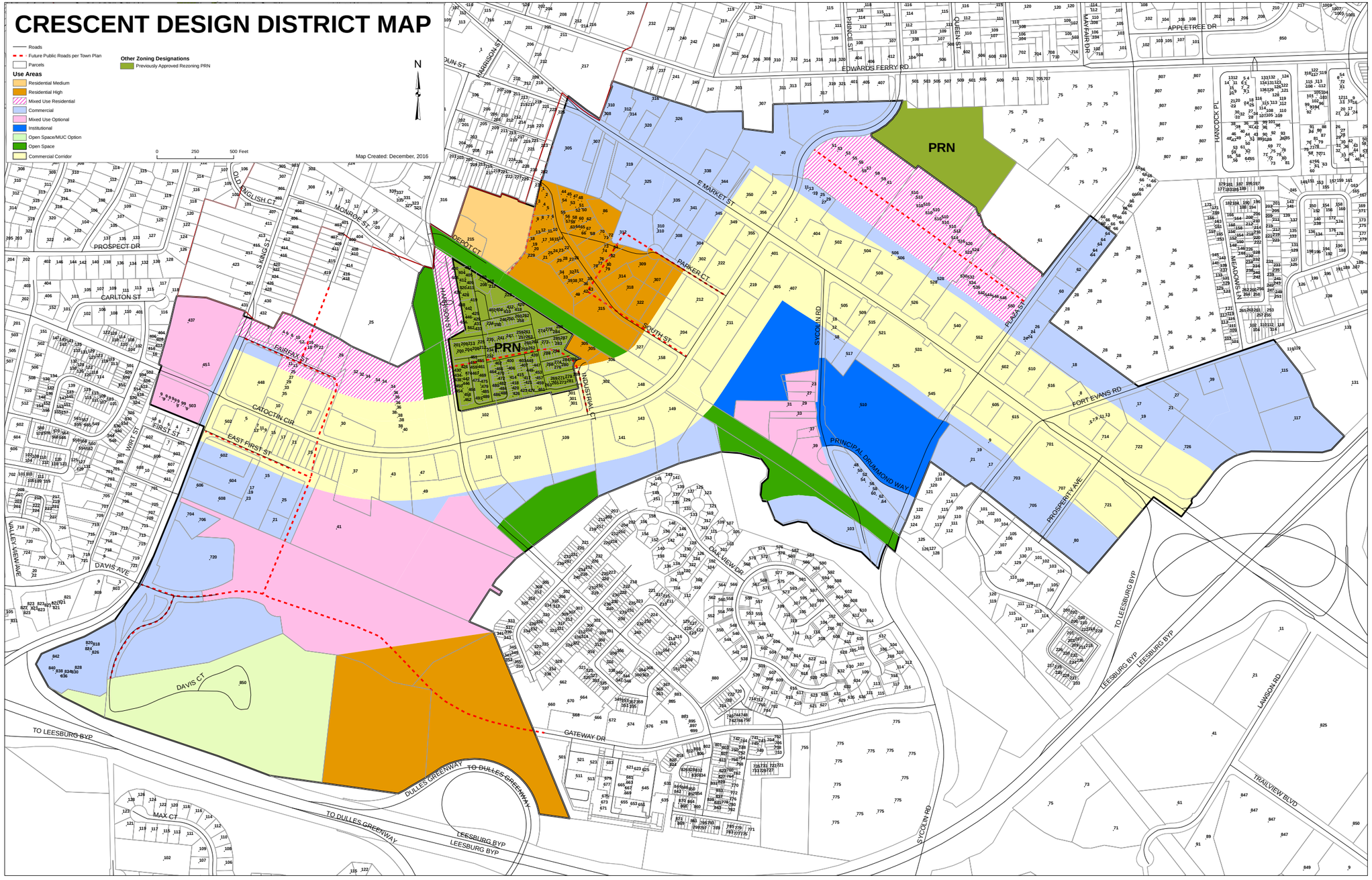
1) Set the stage for long-term redevelopment in an urban pattern and form

2) Provide stakeholders a reliable expectation of how the District will look and function in the future

3) Create a District that respects the character of Leesburg's historic downtown, while providing a transition to the more auto-oriented parts of the community

4) Develop a setting for a mixture of uses

CRESCENT DESIGN DISTRICT MAP



SEC. 7.10 APPENDIX B
BUILDING HEIGHT MAP
Roads
Future Public Roads per Town Plan
Parcels
Height
2/5: Two Stories By Right/Five Stories by Rezoning
3/3: Three Stories By Right
3/4: Three Stories By Right/Four Stories by Rezoning
3/5: Three Stories By Right/Five Stories by Rezoning
4/4: Four Stories By Right
Corridor 5/5 - 0/5 Nonresidential - Five Stories By Right
Mixed Use or Residential - 0 Stories By Right
Five Stories By Rezoning
Building Nodes - Three Story Minimum Required
N
1 inch = 300 feet
0 75 150 300 Feet
Map Date: January 8, 2013
HARRY BYRD HWY
LEESBURG BYP
EX RAMP
EN RAMP
GATEWAY DR
CONSTELLATION SQ
PRINCIPAL DRUMMOND WY
SYCOLIN RD
HARRISON ST
PEARL ST
SECOND ST
DAVIS AV
DAVIS CT
MARKET ST
E MARKET ST
LANSDOWNE DR
TRAILVIEW BLVD
EDWARDS FERRY RD
SOUTH ST
NORTH ST
MONROE ST
DEPOT CT
PARKER CT
PRESTIGE PL
CATOCTIN CIR
CARLTON ST
WALKER VIEW AV
MAIN ST
CHURCH ST
STRAWPOLE PL
SALT LICK CT
EASTGATE DR
WHITE OAK CT
FOREST VIEW PL
KILLHOUSE DR
STONEBRIDGE DR
TOWERS FERRY RD
MAX CT
ALPINE DR
MINER ST
MINER CT
RUSERT DR
BEAUCHE DR
SYCOLIN CT
BEECHTREE PATH DR
DANCER RD
PRESTIGE PL
PRESTIGE AV
ROCKINGHAM DR
HAMLIN PL
HAMLIN LA
HAMLIN CT
HAMLIN ST
HAMLIN RD
HAMLIN TER
HAMLIN TE

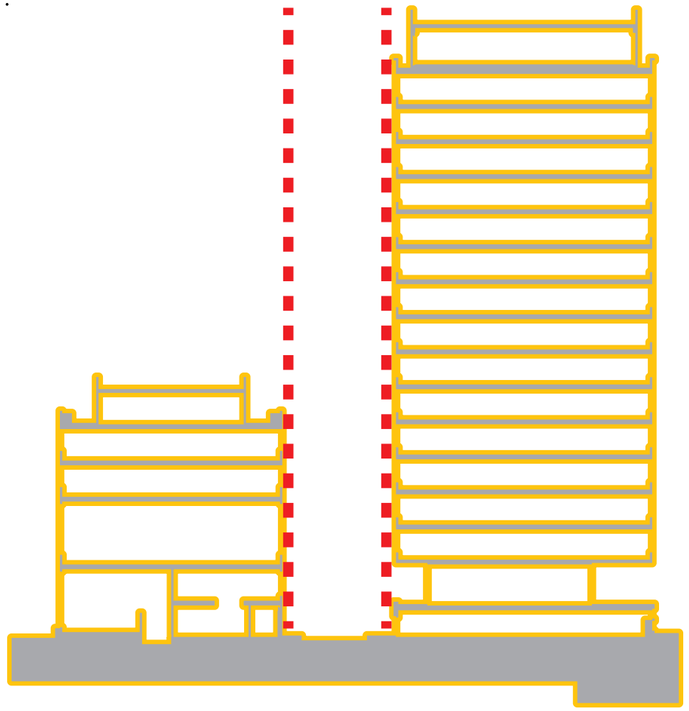
How does form based code work?

Building Orientation

Determines the location of windows, entrances, rooflines and other features

Build-To Lines

The line that a building will meet on a lot. This replaces setbacks by ensuring a consistent building facade on the street.

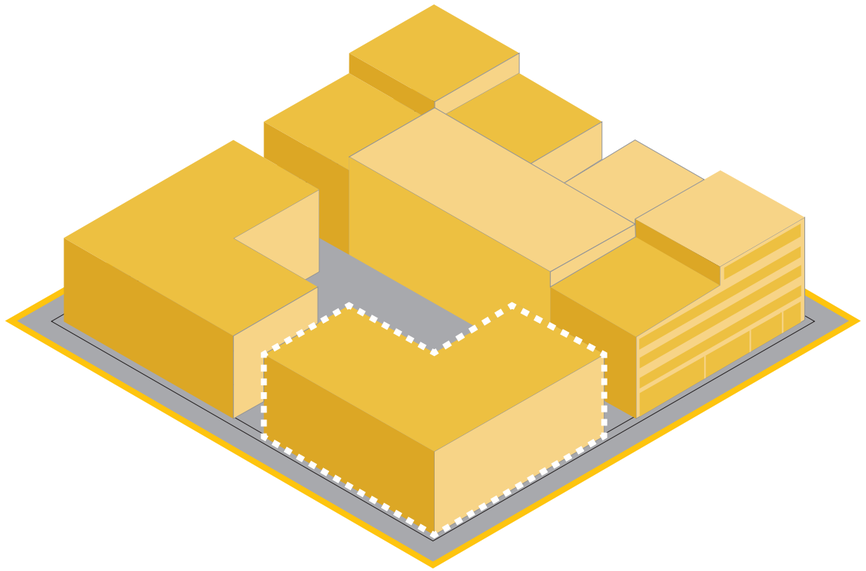


Building Location

Determines how a building is situated on the site, how it meets the street and how it relates to the pedestrian experience

Building Mass

The general shape, form and size of a building



Building Height

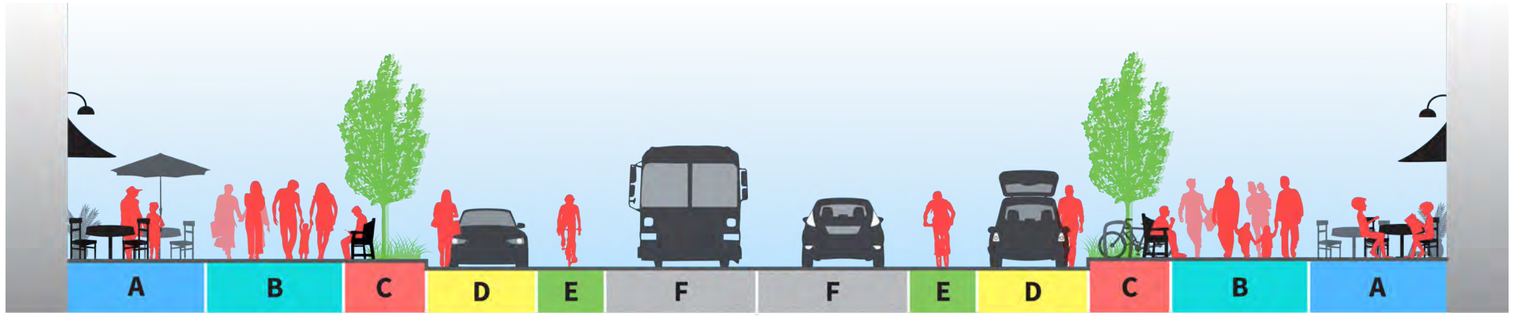
Measured in feet or number of stories

Area Bulk Regulations

Determines the general shape, form, size and perception of a building

Street Design Standards

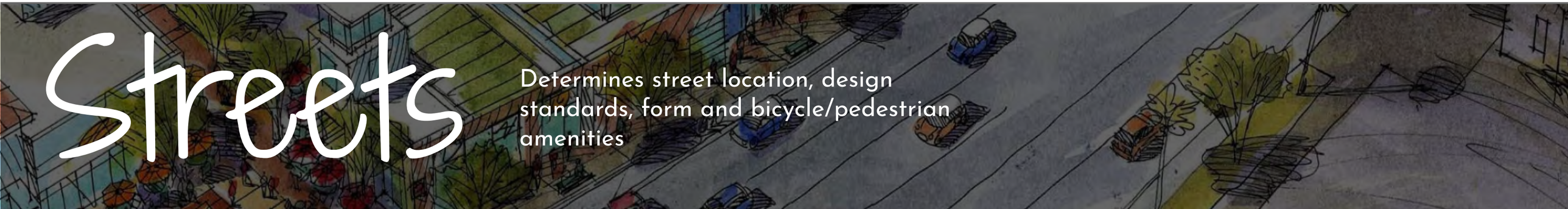
Standards for roads, sidewalks, and bike lanes that determine how a street is designed and built



		Dimensions	Dimensions
A	Frontage Zone	3’-10’	3’-10’ [1]
B	Pedestrian Zone	10’	6’-8’
C	Separation Zone	6’	6’
D	Parking Zone	8’ [2]	8’ [2]
E	Bike Lane	5’ [3]	5’ [3]
F	Lane Width	10.5’	11’

Bike/Ped Infrastructure

Requires inclusion of bicycle and pedestrian amenities on site, such as bike racks, sidewalks and street furniture

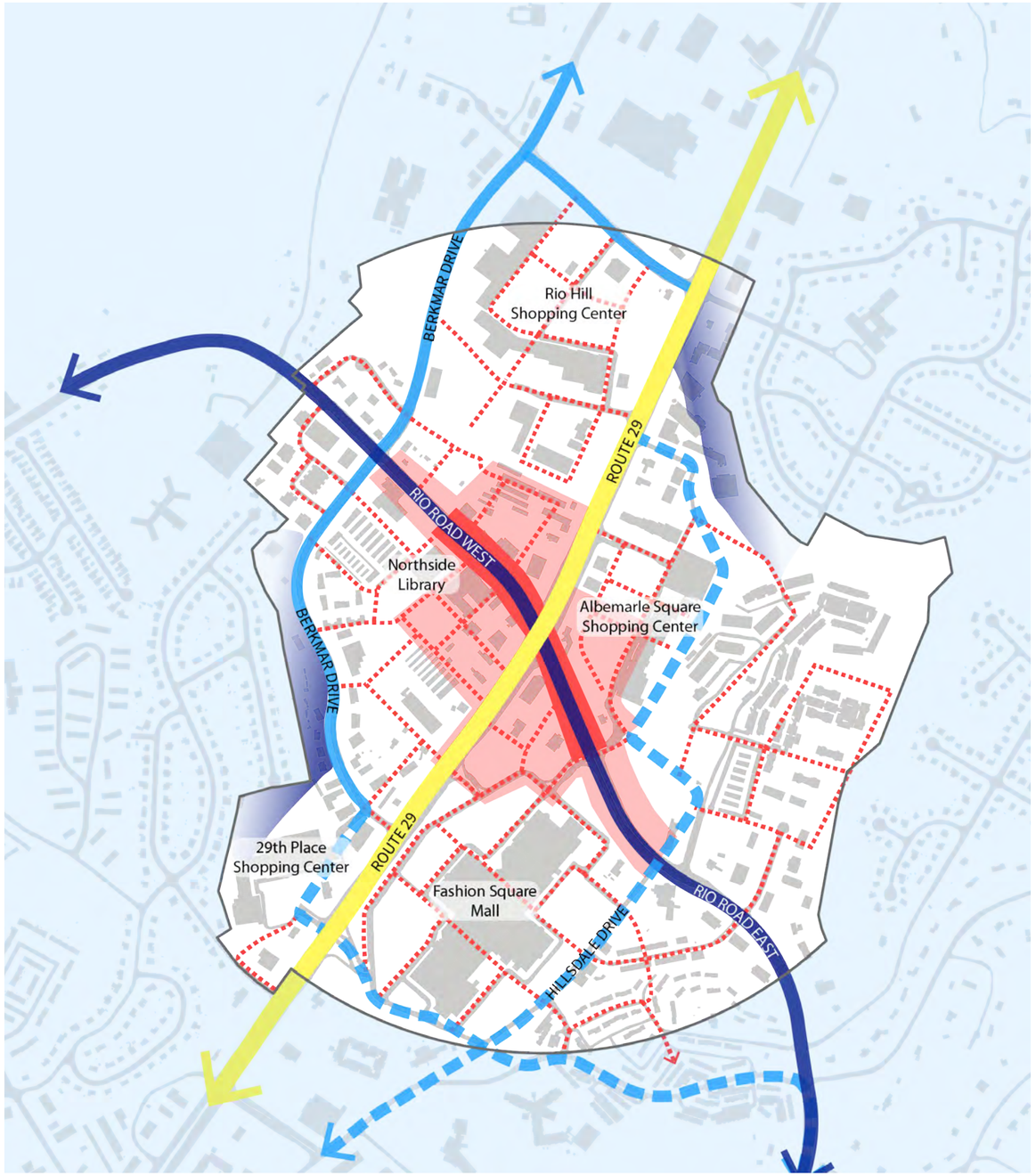


Streets

Determines street location, design standards, form and bicycle/pedestrian amenities

Street Network Requirements

Requires construction of new streets and/or contribution to street network

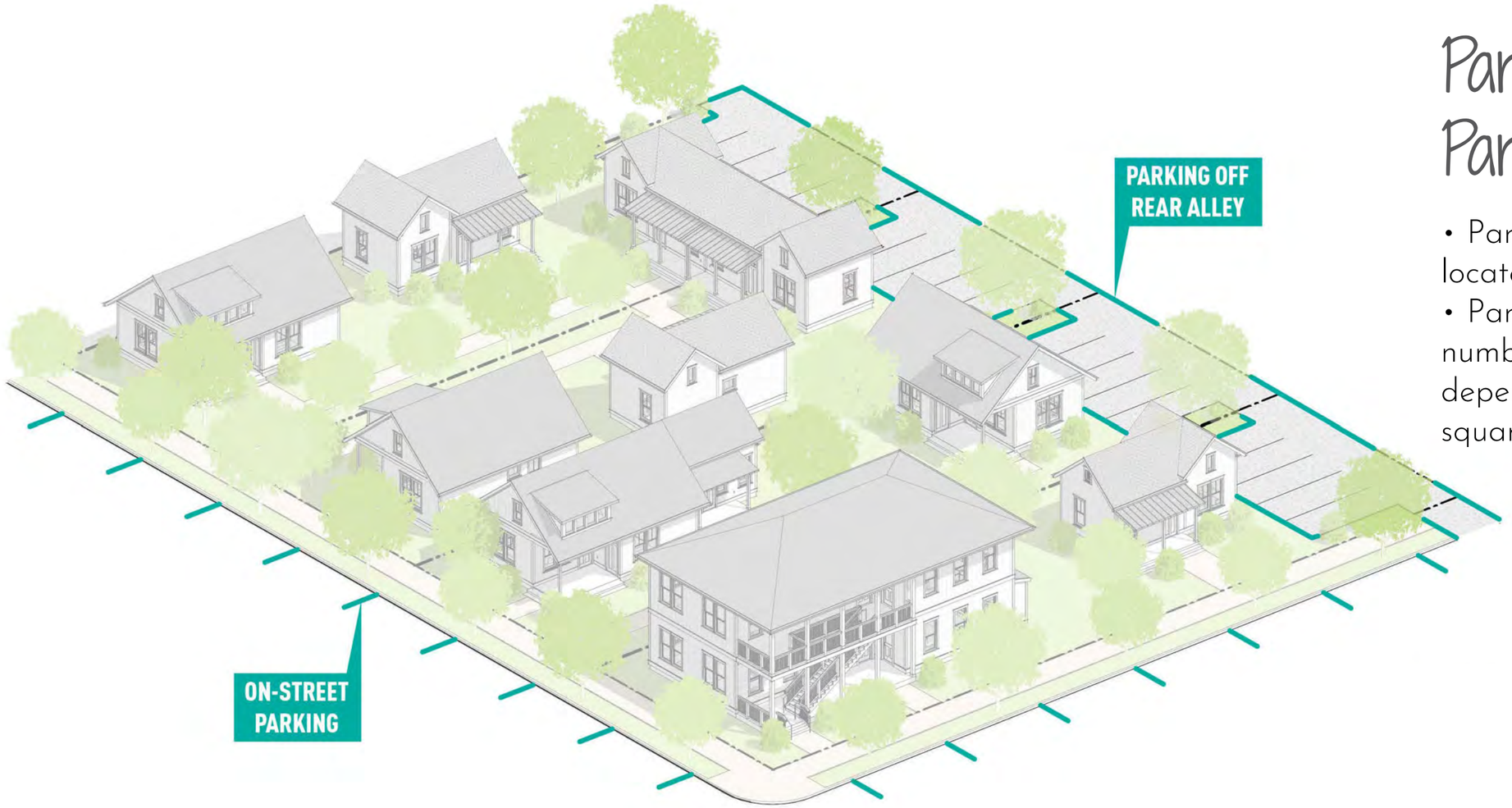


Ground Story Uses

Certain permitted uses, such as commercial, retail and office, are specified for the ground story of a building to promote an active and inviting environment.

Use

Determines permitted and prohibited uses for certain stories or locations



Parking Placement & Parking Maximums

- Parking Placement: Where parking is located on a site
- Parking Maximum: A maximum number of parking spaces permitted depending on the building use and/or square footage

Parking

Determines the number and placement of parking for cars on a site

A required percentage of total buildable area on a site that is usable public space
Examples of these spaces include plazas, parks, and public seating areas

San Jacinto Plaza
El Paso, TX

Bryant Park
Manhattan, NY

Green/Public Space

Minimum Standards for Building Facade Articulation

Limits the length of an exterior building wall that does not have a variation in design.

Variations in design may include, but are not limited to, architectural features, windows and doors.

Architecture

Architectural design may be regulated in form based code as a tool for preserving historic character

Unit Requirements

Casitas Los Olmos, bcWORKSHOP
Rio Grande Valley, TX

Boréal, TETRAC architects
Nantes, France

Affordable Housing

Affordable housing may be incentivized or required through a form based code