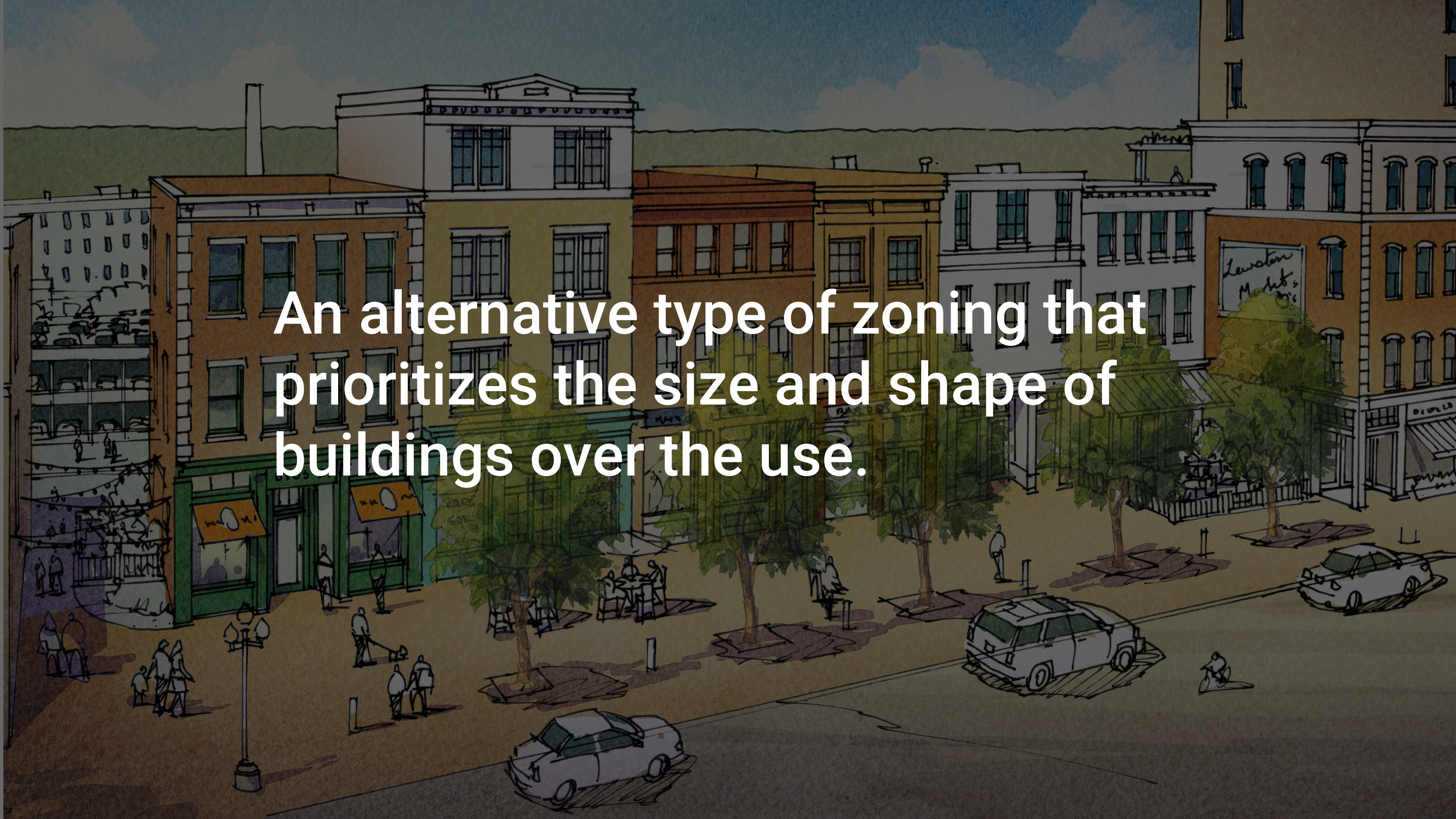


What is form based code?

An artistic sketch of a city street scene. The background features several multi-story buildings with various architectural details like windows, awnings, and a sign that says "Leicester Market". In the foreground, there are trees, a sidewalk with pedestrians, a street with cars, and a cyclist. The text "An alternative type of zoning that prioritizes the size and shape of buildings over the use." is overlaid in the center.

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.

An aerial perspective sketch of a city block. The scene includes several buildings with varying architectural styles, some with flat roofs and others with more complex structures. There are numerous trees of different sizes and types scattered throughout the block. A network of streets is shown with cars parked along the sides and some in motion. Pedestrians are depicted walking on the sidewalks. The overall style is a loose, artistic sketch with some color washes in shades of green, blue, and brown. The word "Examples" is written in a large, white, cursive font across the center of the image.

Examples

Virginia Beach

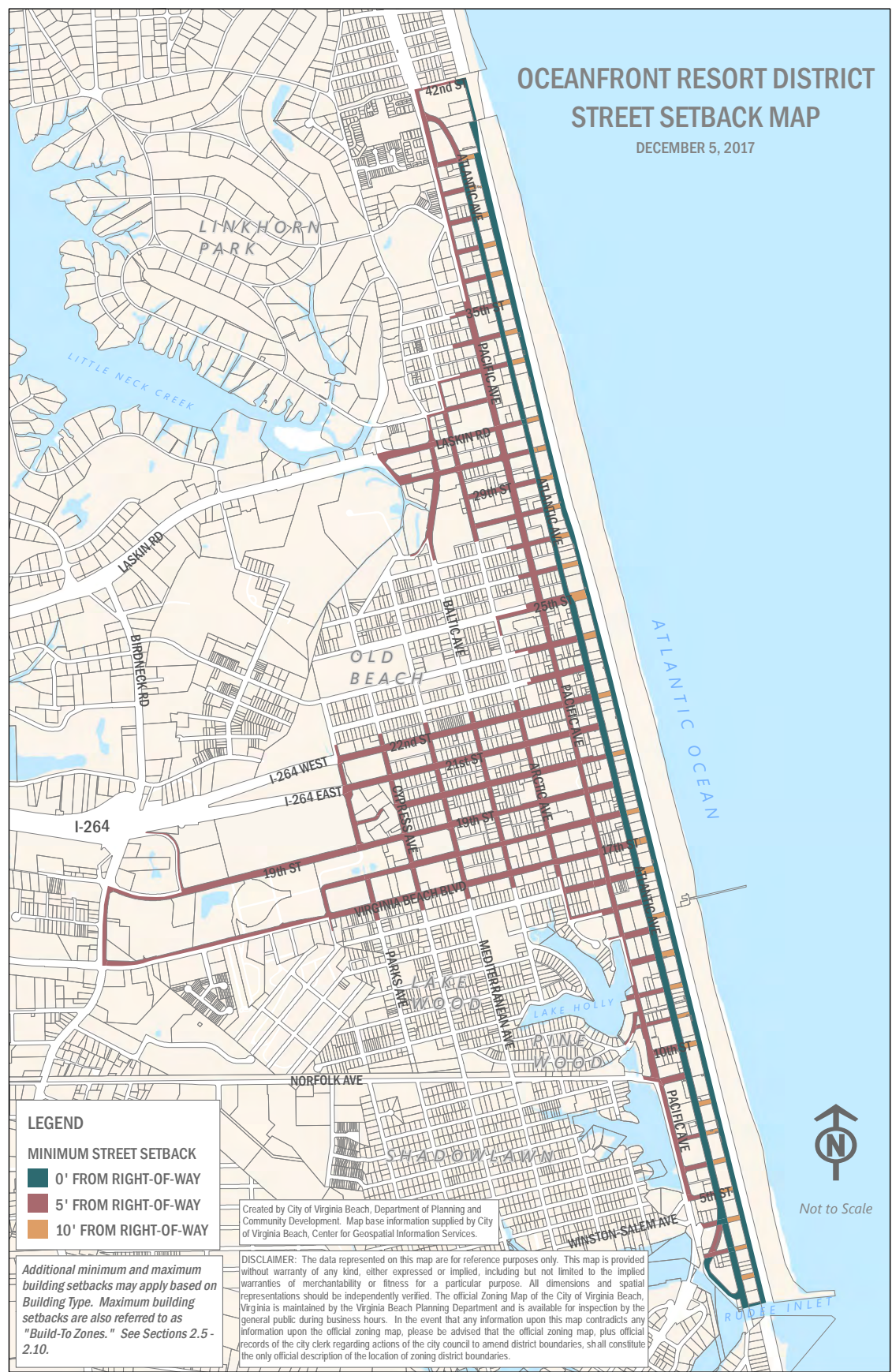
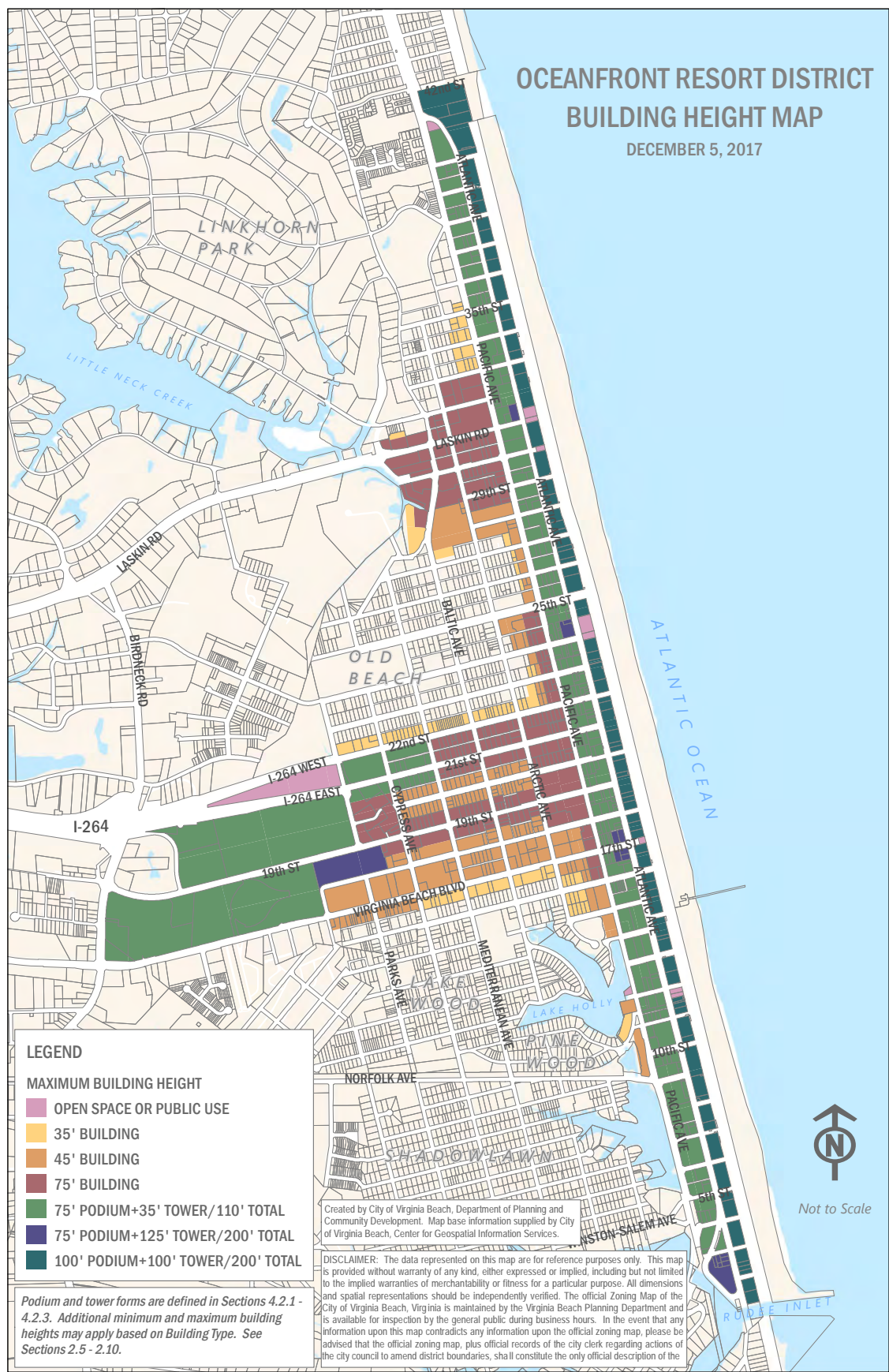
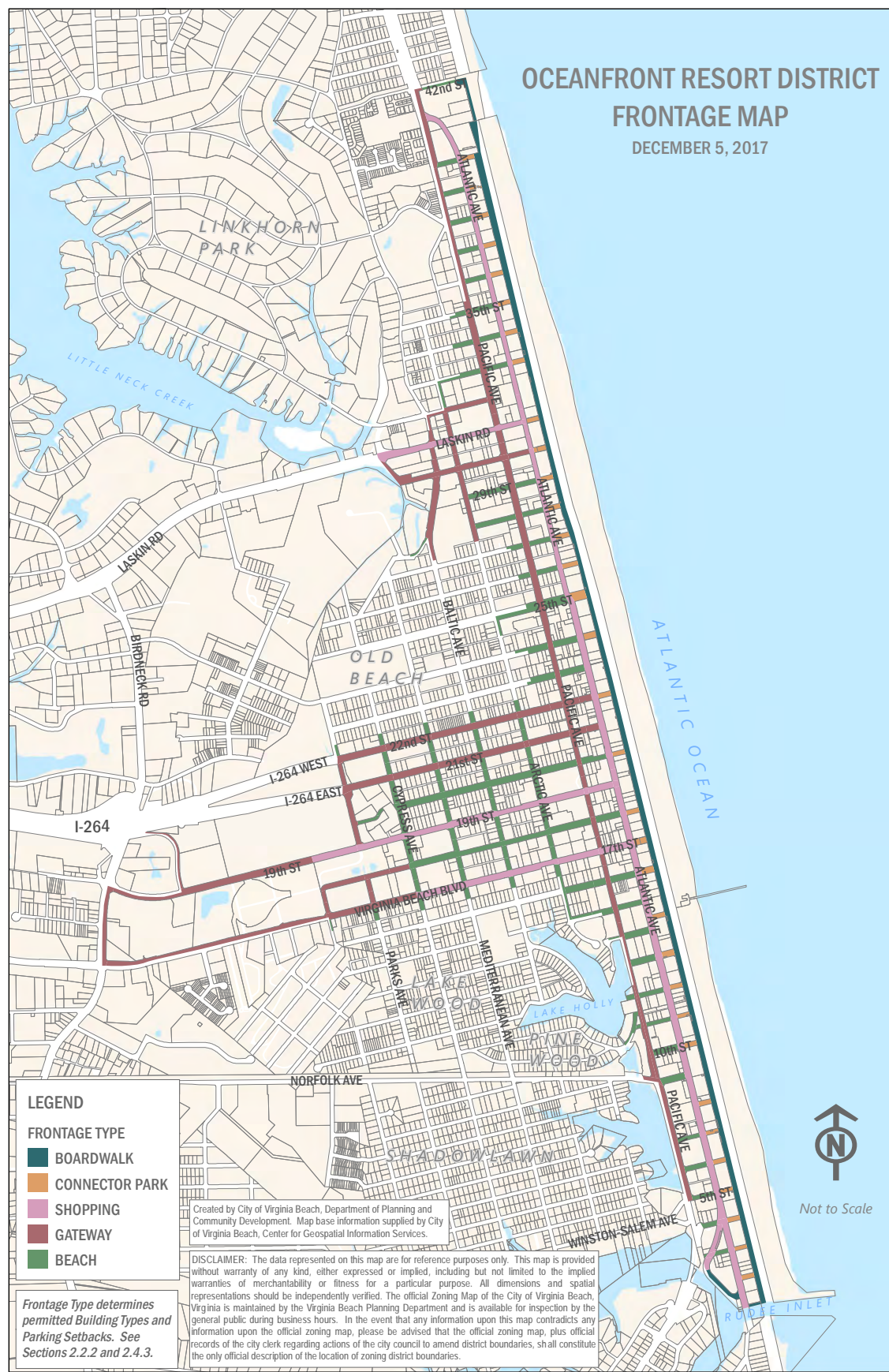




The Virginia Beach Oceanfront Resort District is based on the vision presented by the Resort Area Strategic Action Plan (RASAP) and addresses the relationship between buildings and the public realm. It was created in 2012 and updated in 2017.

The regulating plan consists of three layers:

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



Columbia Pike





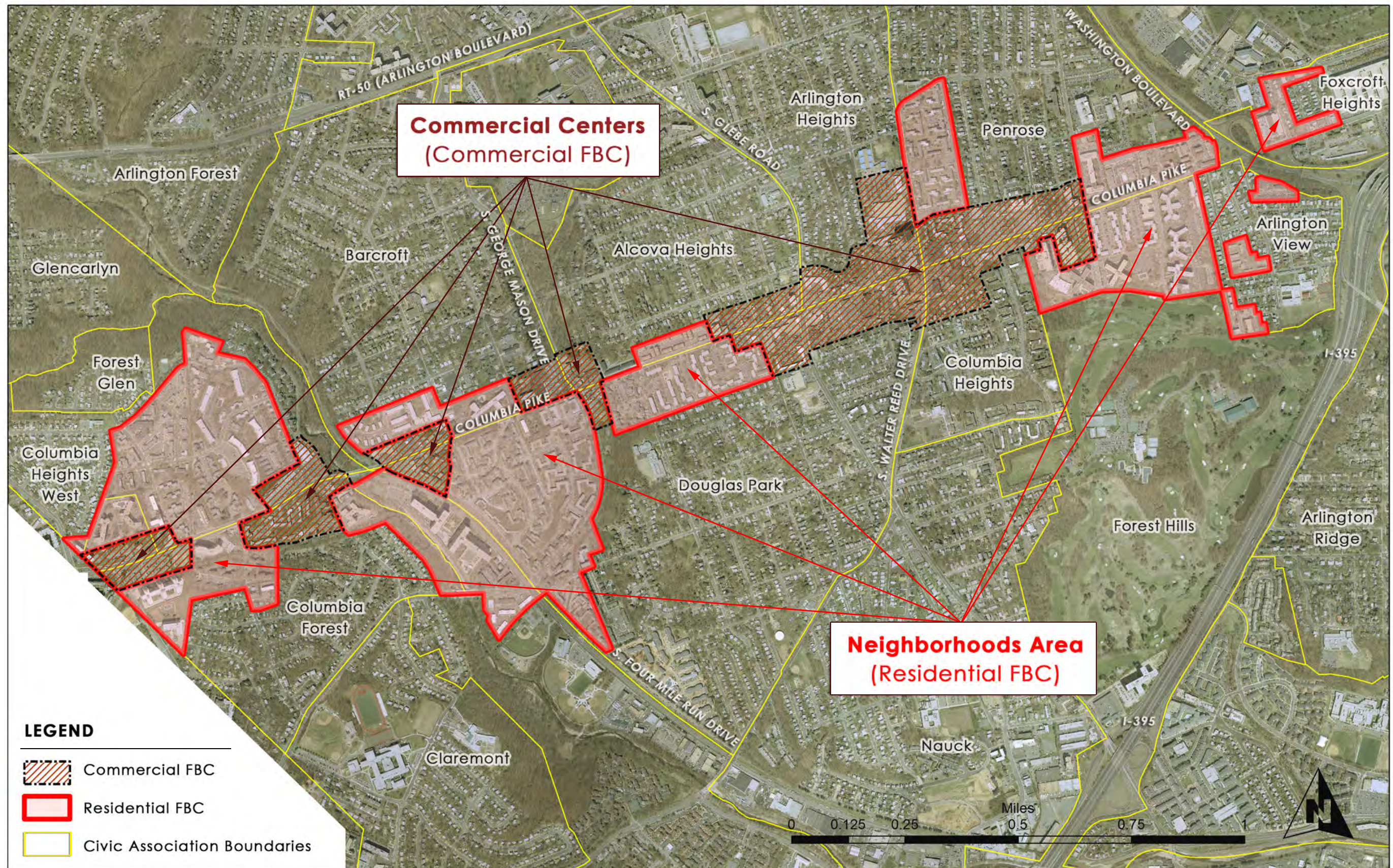
Columbia Pike

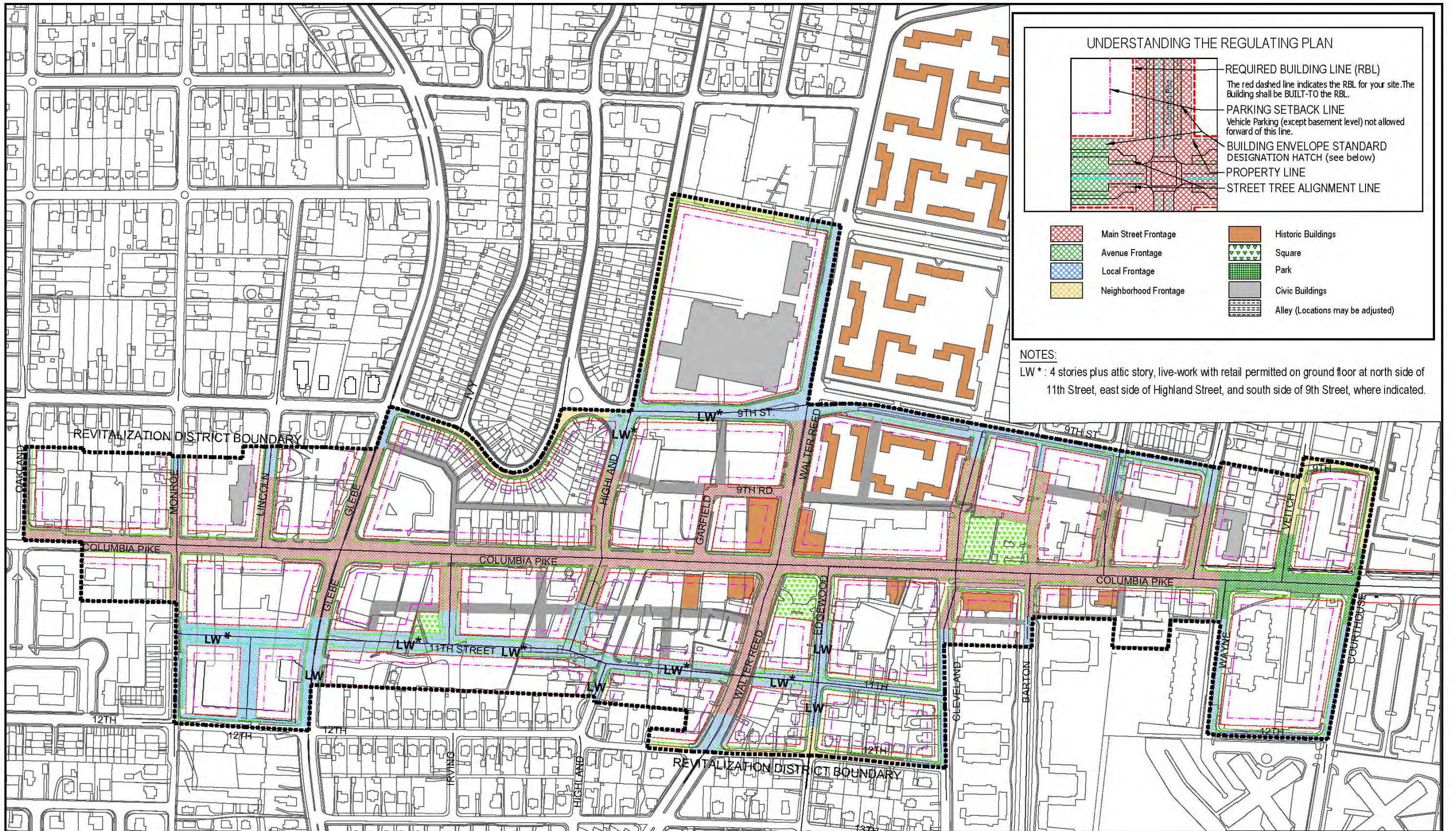
- In 2003, adopted a form based code for Commercial Centers

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.





UNDERSTANDING THE REGULATING PLAN

REQUIRED BUILDING LINE (RBL)
The red dashed line indicates the RBL for your site. The Building shall be BUILT-TO the RBL.

PARKING SETBACK LINE
Vehicle Parking (except basement level) not allowed forward of this line.

BUILDING ENVELOPE STANDARD DESIGNATION HATCH (see below)

PROPERTY LINE

STREET TREE ALIGNMENT LINE

Main Street Frontage	Historic Buildings
Avenue Frontage	Square
Local Frontage	Park
Neighborhood Frontage	Civic Buildings
	Alley (Locations may be adjusted)

NOTES:
LW* : 4 stories plus attic story, live-work with retail permitted on ground floor at north side of 11th Street, east side of Highland Street, and south side of 9th Street, where indicated.

Leesburg





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

- Roads
- - - Future Public Roads per Town Plan
□ Parcels
- Use Areas**
- Residential Medium
 - Residential High
 - Mixed Use Residential
 - Commercial
 - Mixed Use Optional
 - Institutional
 - Open Space/MUC Option
 - Open Space
 - Commercial Corridor
- Other Zoning Designations**
- Previously Approved Rezoning PRN

0 250 500 Feet
Map Created: December, 2016



**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

Map Date: January 8, 2013

1 inch = 300 feet

0 75 150 300 Feet





How does form based code work?

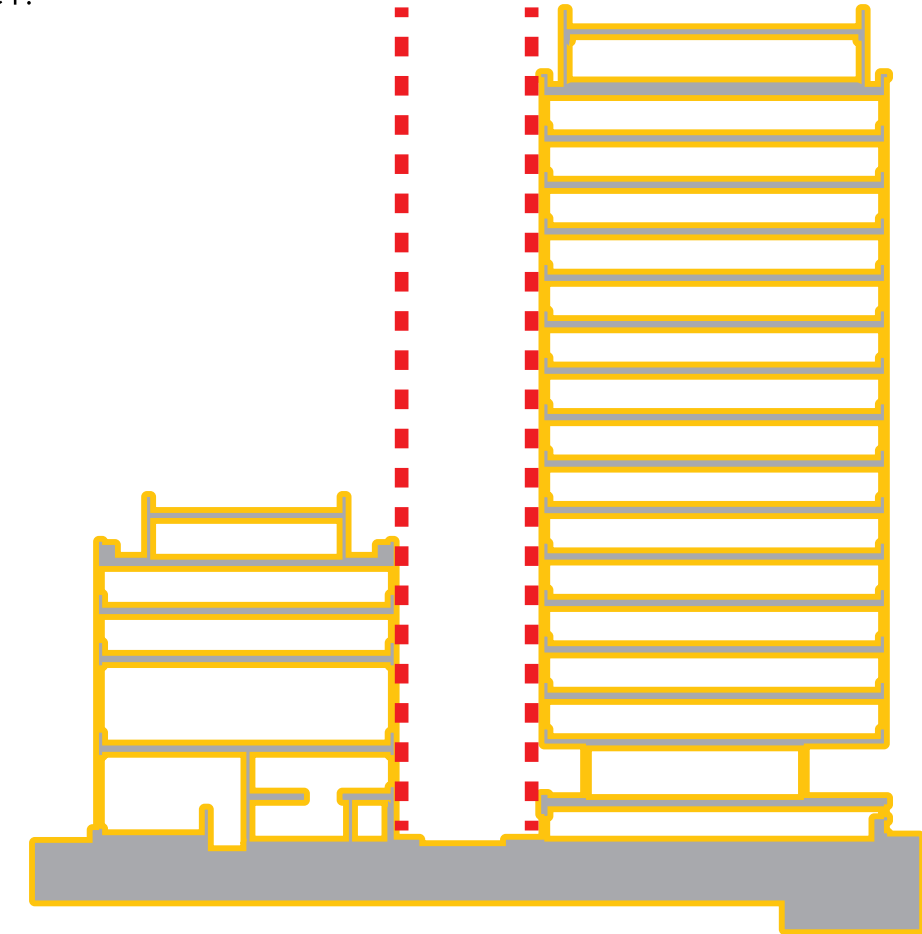
Building Orientation

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.

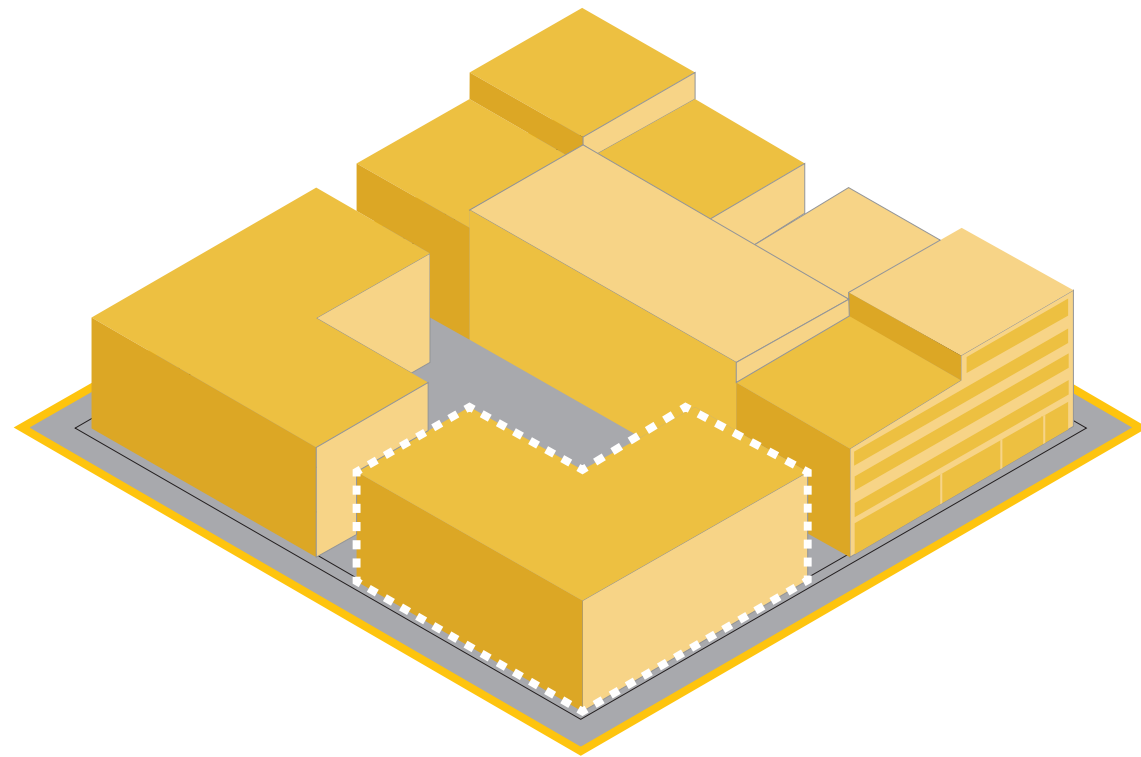


Building Location

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

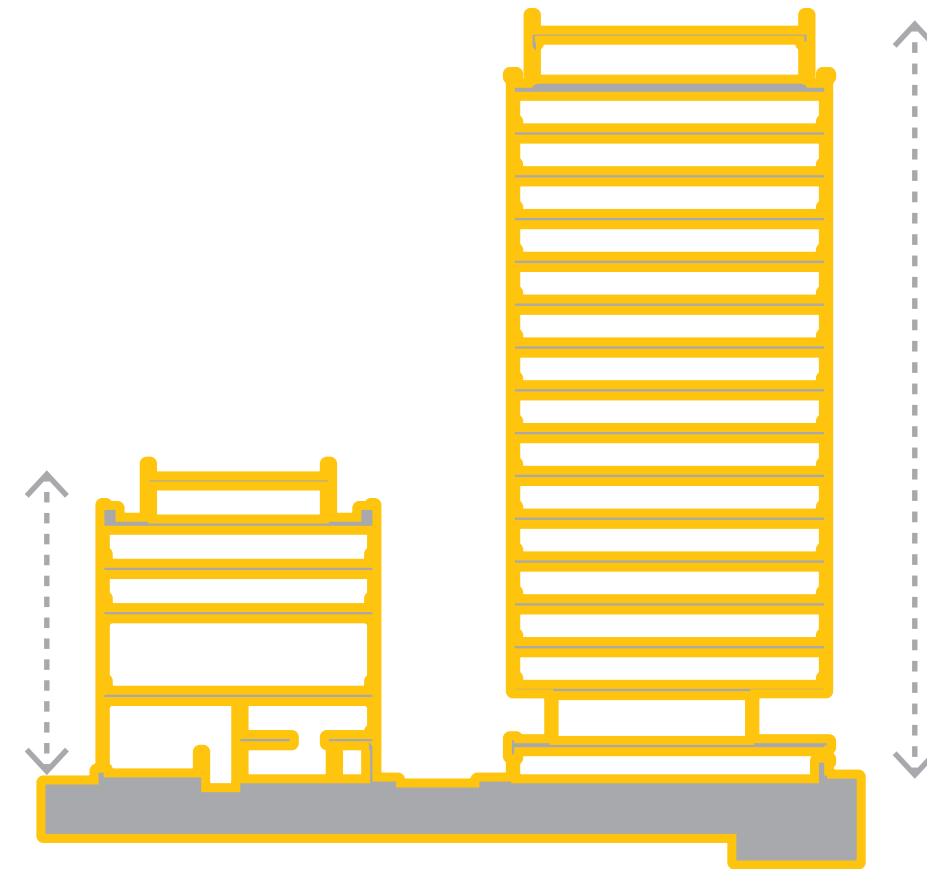
Building Mass

The general shape, form and size of a building



Building Height

Measured in feet or number of stories

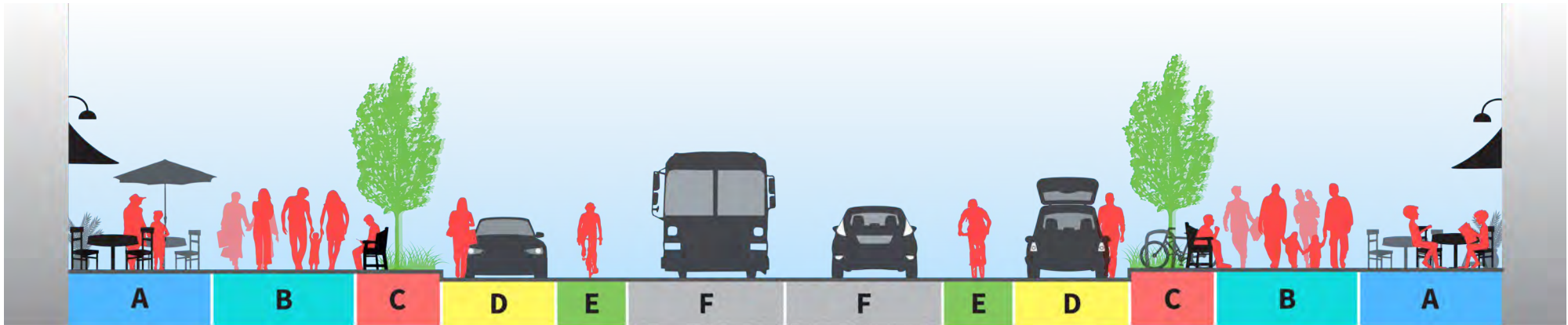


Area Bulk Regulations

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

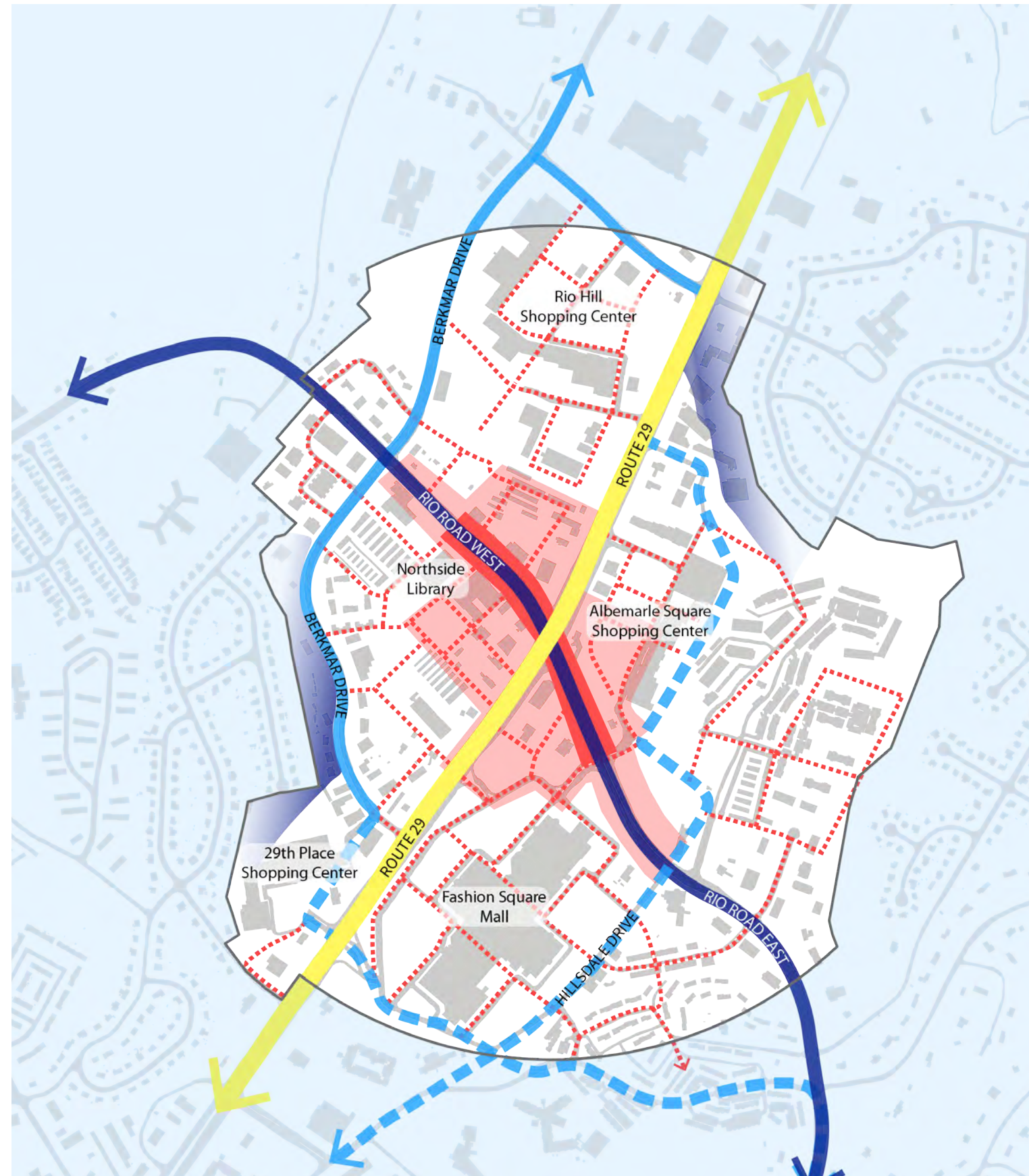


Streets

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

Street Network Requirements

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



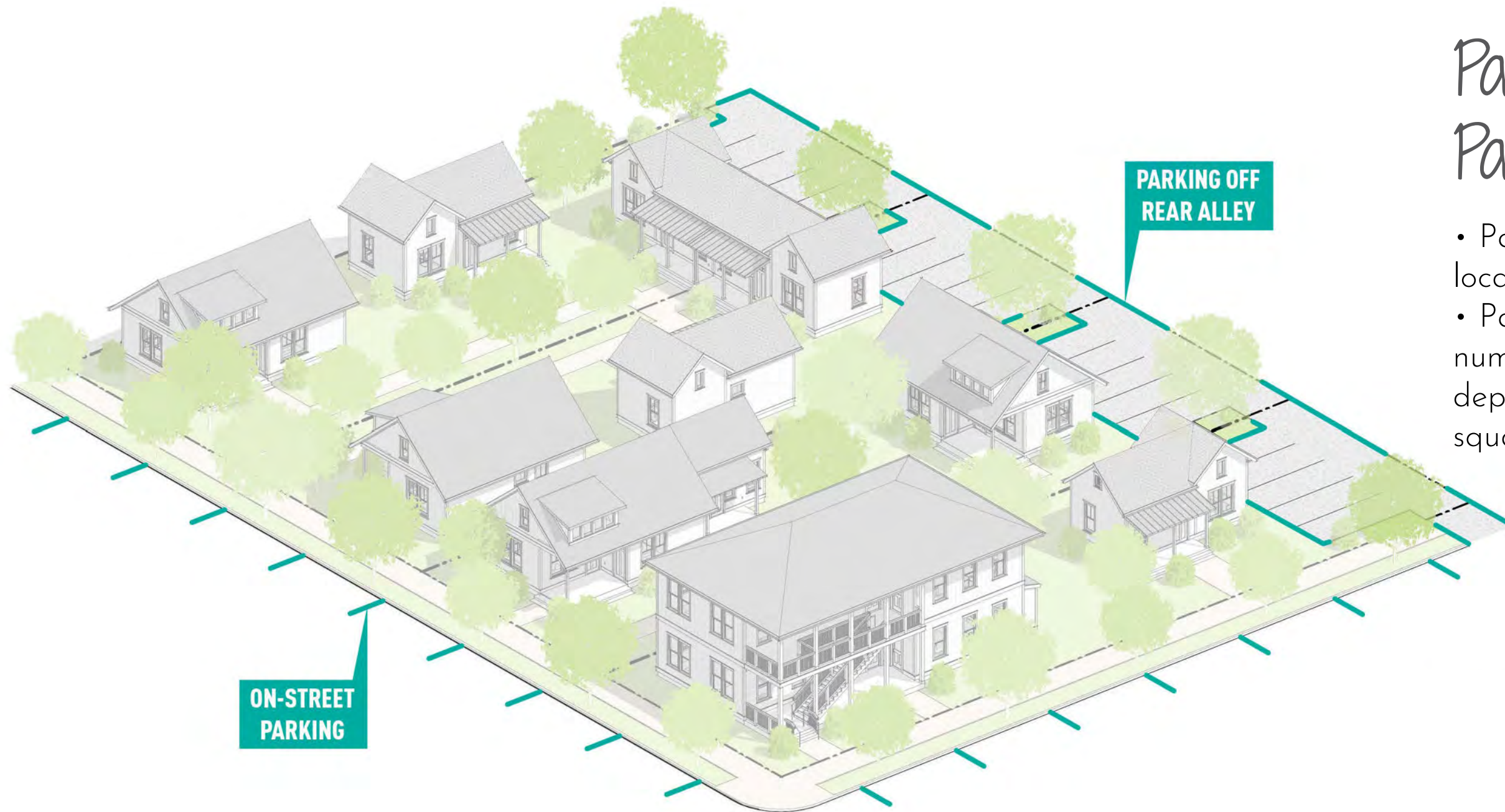
Ground Story Uses

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

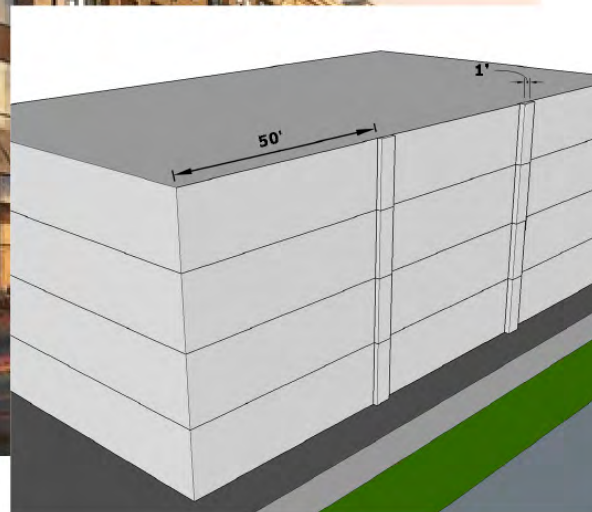


San Jacinto Plaza
El Paso, TX



Bryant Park
Manhattan, NY





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