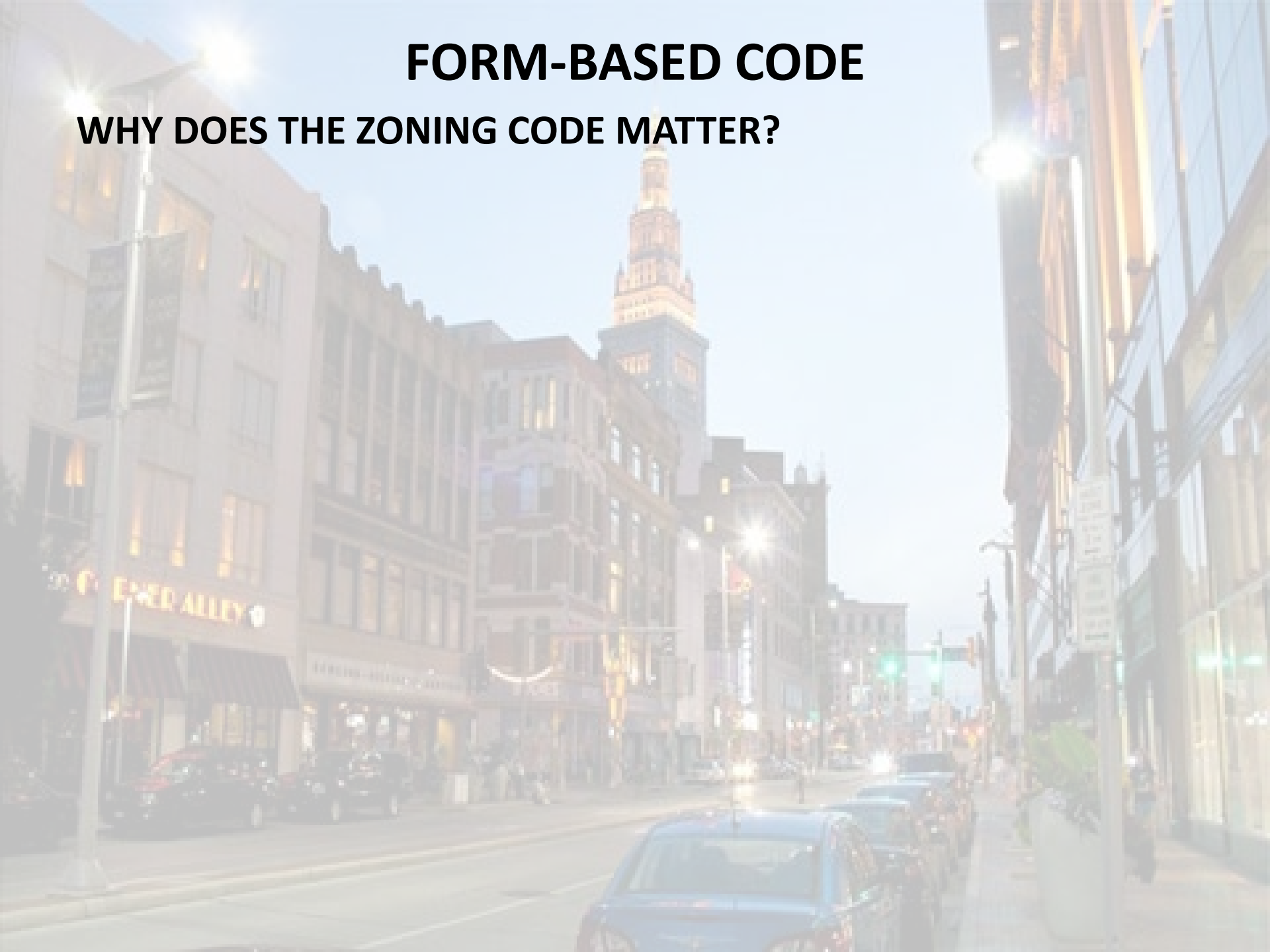


FORM-BASED CODE



FORM-BASED CODE

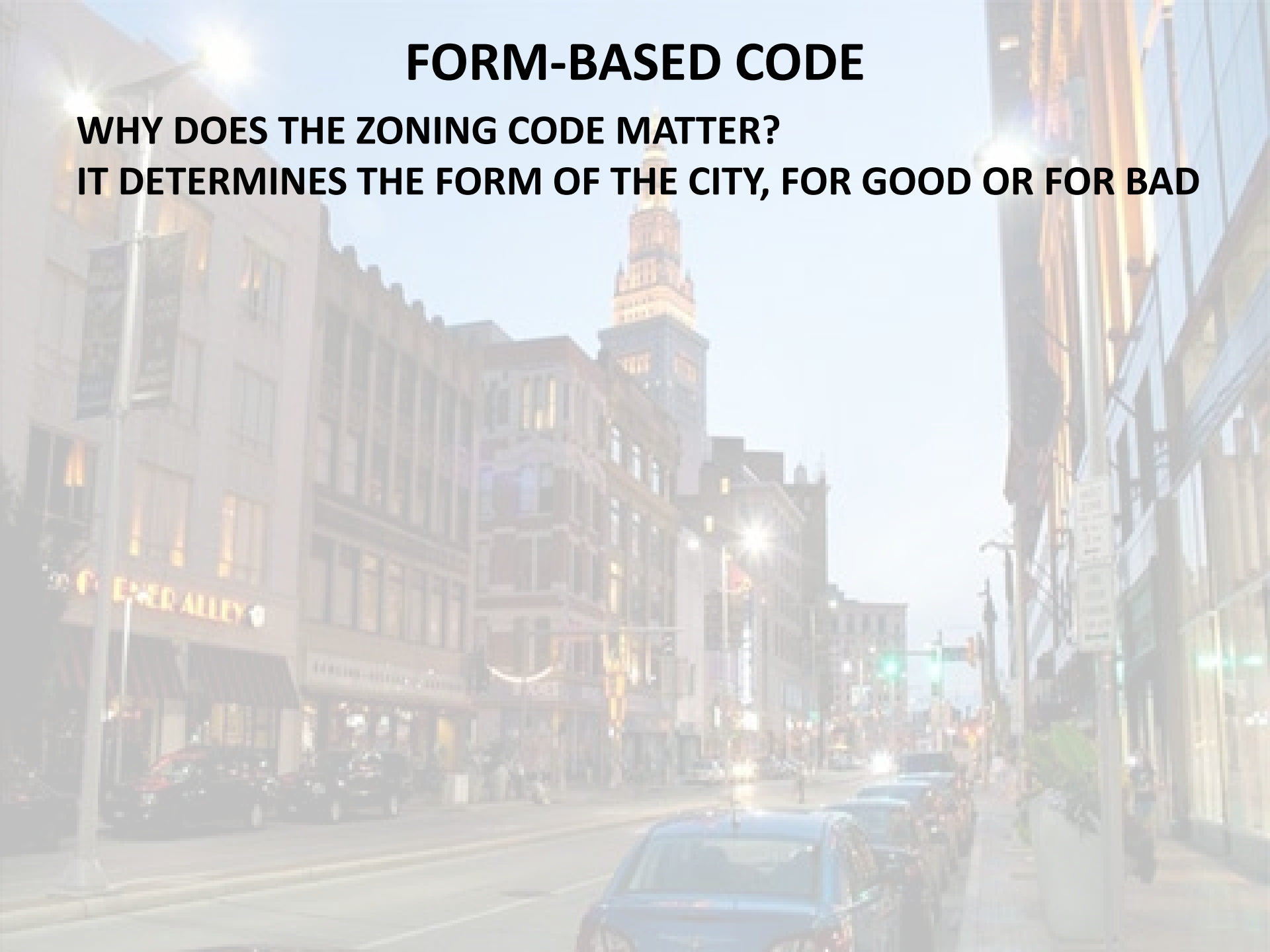
WHY DOES THE ZONING CODE MATTER?



FORM-BASED CODE

WHY DOES THE ZONING CODE MATTER?

IT DETERMINES THE FORM OF THE CITY, FOR GOOD OR FOR BAD



FORM-BASED CODE

OUR COMMON GOAL: A CITY THAT IS
WALKABLE • SUSTAINABLE • HEALTHY • EQUITABLE • VIBRANT





THE DNA OF A WALKABLE STREET



PICKWICK

Frolic
THEATRE & CLUB

THEATRE & CLUB
THEATRE & CLUB

BUTCHER & BREWER

ZOGARD

HOUSE OF BLUES

the greenhouse
cafe

WONDER BAR
LOVE

WELCOME TO EAST 4TH STREET

WELCOME TO EAST 4TH STREET

THE DNA OF A WALKABLE STREET

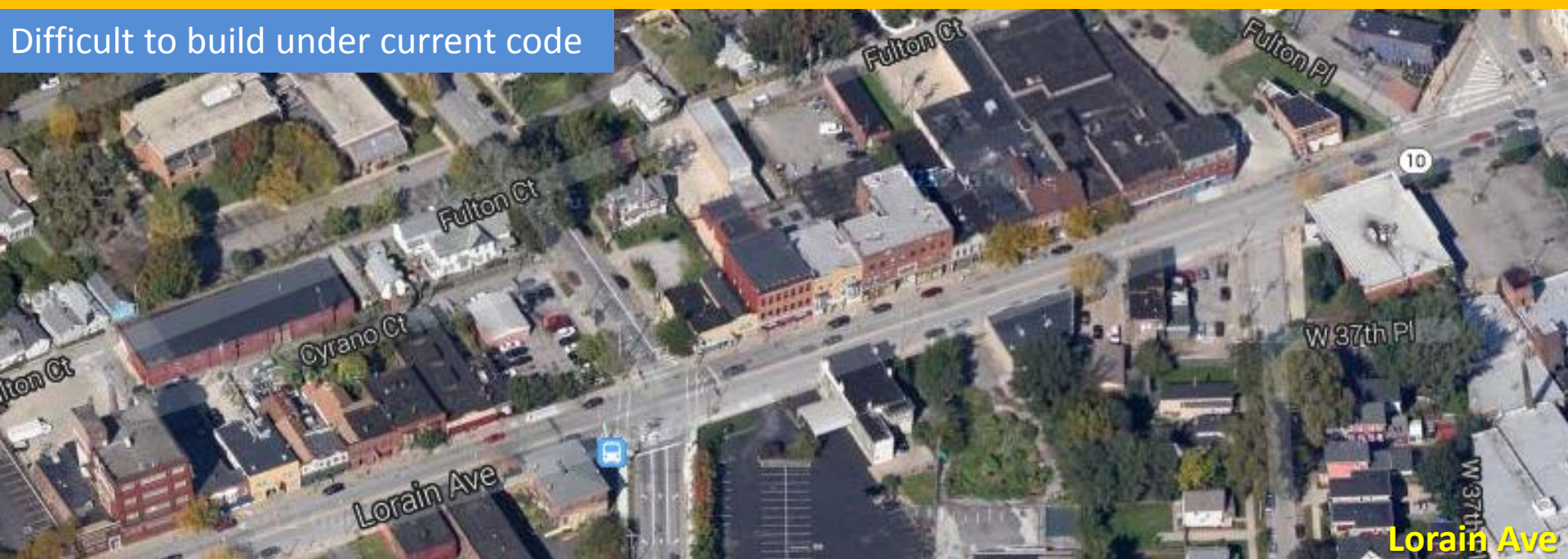


THE DNA OF A WALKABLE STREET

Easy to build under current code



Difficult to build under current code

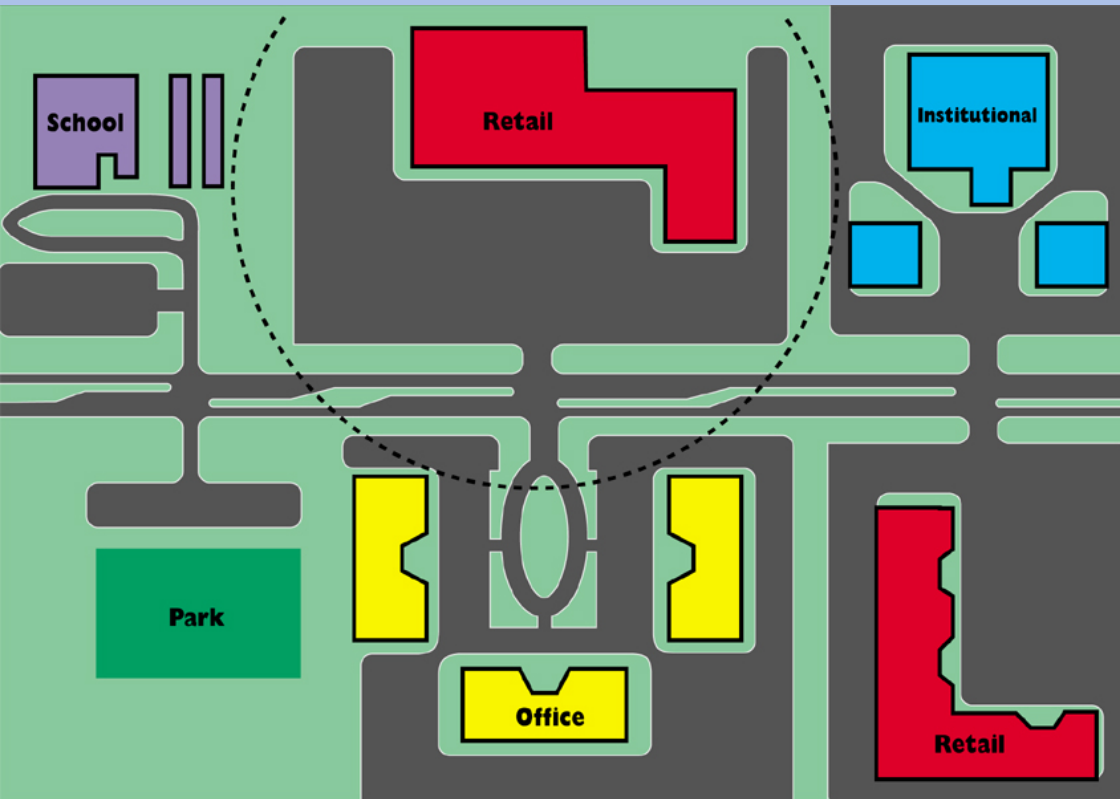


1929



2016





CURRENT ZONING CODE

SEPARATING USES = LOTS OF DRIVING



FORM-BASED CODE

A MIX OF USES = WALKABILITY

FORM-BASED CODE

DEFINED:

- **Form-based codes (FBC) are an alternative to the current zoning standard—Euclidian zoning**
- **Euclidean zoning divides land into separate uses, and is expressed primarily through written language.**
- **Form-based codes use physical form as an organizing principle, in order to foster the creation of vibrant, walkable places.**
- **Form-based codes are communicated through simple language and diagrams.**

357.04 Front Yard Regulations

In Residence Districts and in Local Retail Business Districts front yard lines shall be determined as follows and, except as provided in this section and Sections 357.05 to 357.07, no portion of a building or structure shall be erected above the grade level within such front yard.

(a) General Provisions for Front Yard Lines. Except as provided in Section 357.06, on any street frontage, on either side of a street between two (2) successive intersecting streets but excluding the frontage along the side lines of corner lots, a line which is set back of the street line a distance equal to fifteen percent (15%) of the average or normal depth of the lots having their front lines along such street frontage shall be the front yard line, but the distance from the front yard line to the street line shall not be required to exceed thirty (30) feet.

(b) Lots Fronting on Public Spaces. Where one (1) or more lots abut a public park or parkway such park or parkway frontage shall be deemed to be a street frontage, and the line between such public park or parkway and the privately owned property abutting thereon shall be deemed to be a street line in determining the location of a required front yard line. This shall not, however, be interpreted to relieve any privately owned property of any other building line requirement.

357.06 Exceptions to Front Yard Regulations

(a) Alignment to Existing Building Lines. Where no specific building line is indicated on the Building Zone Map, on a street frontage on one (1) side of a street between two (2) successive intersecting streets but excluding the frontage along the side lines of corner lots, where twenty (2) percent (20%) or more of the aggregate street frontage of the property abutting thereon is occupied by main buildings, the average of the (3) setbacks of the existing buildings within one hundred (100) feet on both sides of any lot shall determine the location of the required front (4) yard line for that lot, except that such front yard line shall not be required to be more than forty (40) feet back of the street line. The location (5) of fences or structures other than a building shall not be a consideration in making such determination.

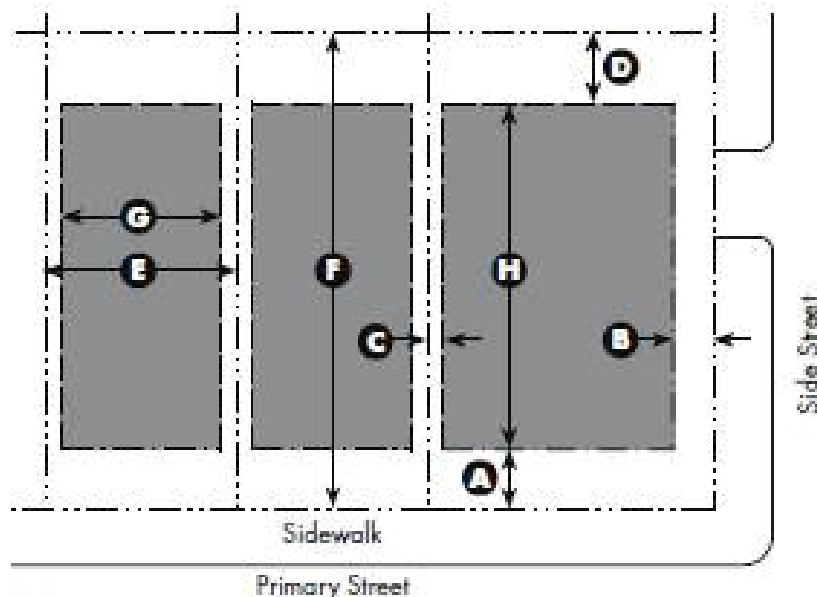
(b) Alignment to Less Restricted Building Lines. Where a setback building line is required on a lot that adjoins a street frontage along which either no setback building line is required or the required setback building line is nearer to the street, that part of a building within fifty (50) feet of such less restricted frontage may be erected to a building line midway between the required building lines or to a line drawn diagonally from a point fifty (50) feet from the less restricted frontage and on the required setback building line for such lot to the nearest point on the building line of the adjoining less restricted frontage; provided that where such lot is less than fifty (50) feet in width, the diagonal line shall be drawn from the point of intersection of the side lot line and the required setback building line for such lot.

(c) Building Lines on Approved Plats. Whenever the plat of a land subdivision approved by the Planning Commission and on record in the office of the County Recorder shows a setback building line along any frontage for the purpose of creating a front yard or side street yard line, the building line thus shown shall apply along such frontage in place of any other yard line specified in this chapter unless specific building lines shown on the Building Zone Map require a greater setback.

(d) Front Yard Extensions into Other Districts. At the intersection of a residence street with a street in any other use district, where the corner and succeeding lots had been platted before November 5, 1929, to face the residence street and not more than the first three (3) such lots, aggregating a frontage of one hundred fifty (150) feet or less, are included within the less restricted district, the required front yard line for such lots shall be a continuation of the front yard line of the portion of the block included in the Residence District.

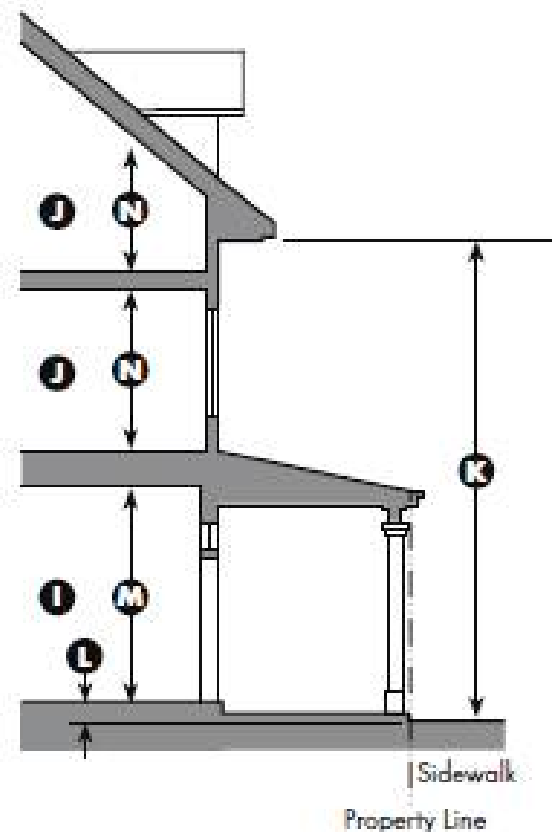
(e) Building Lines on Widened Streets. The subsequent widening of a street shall not change the location of a building line established before the street widening except where it would lie within the new street.

Neighborhood Center (NC) Standards



Key

- Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area



Building Placement

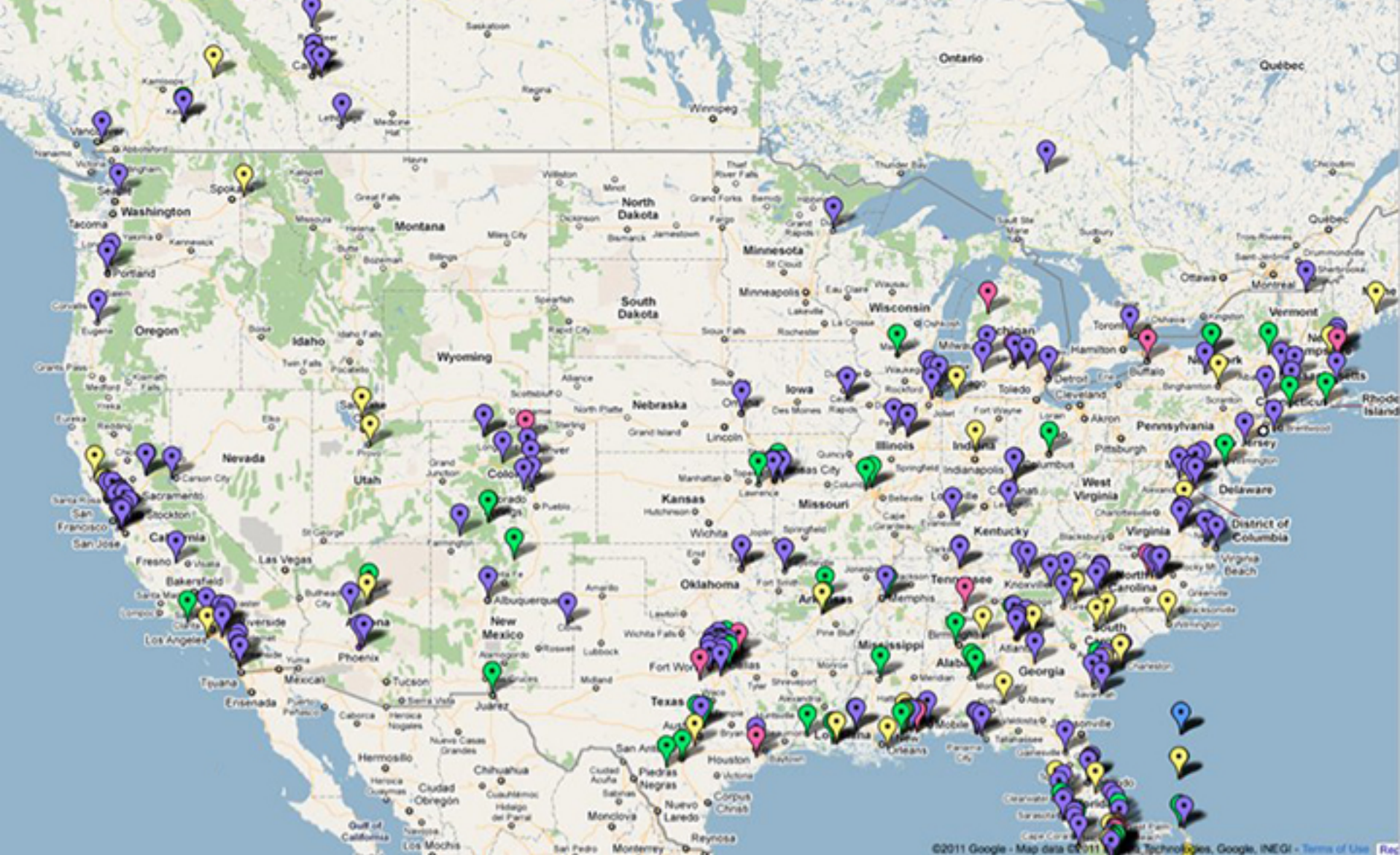
Setback (Distance from Property Line)

Front	0' min., 12' max.	A
Side Street	0' min., 8' max.	B
Side	4'	C
Rear		

Use

Ground Floor	Residential, Service, Retail, or Recreation, Education & Public Assembly*	I
Upper Floor(s)	Residential or Service*	J

* See Table 4.3 for specific uses.



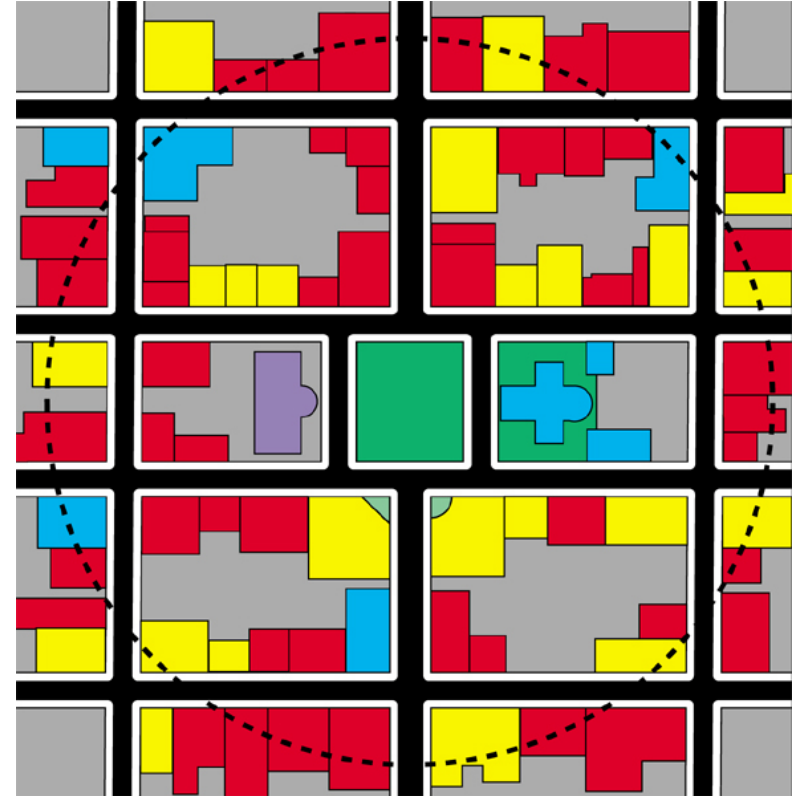
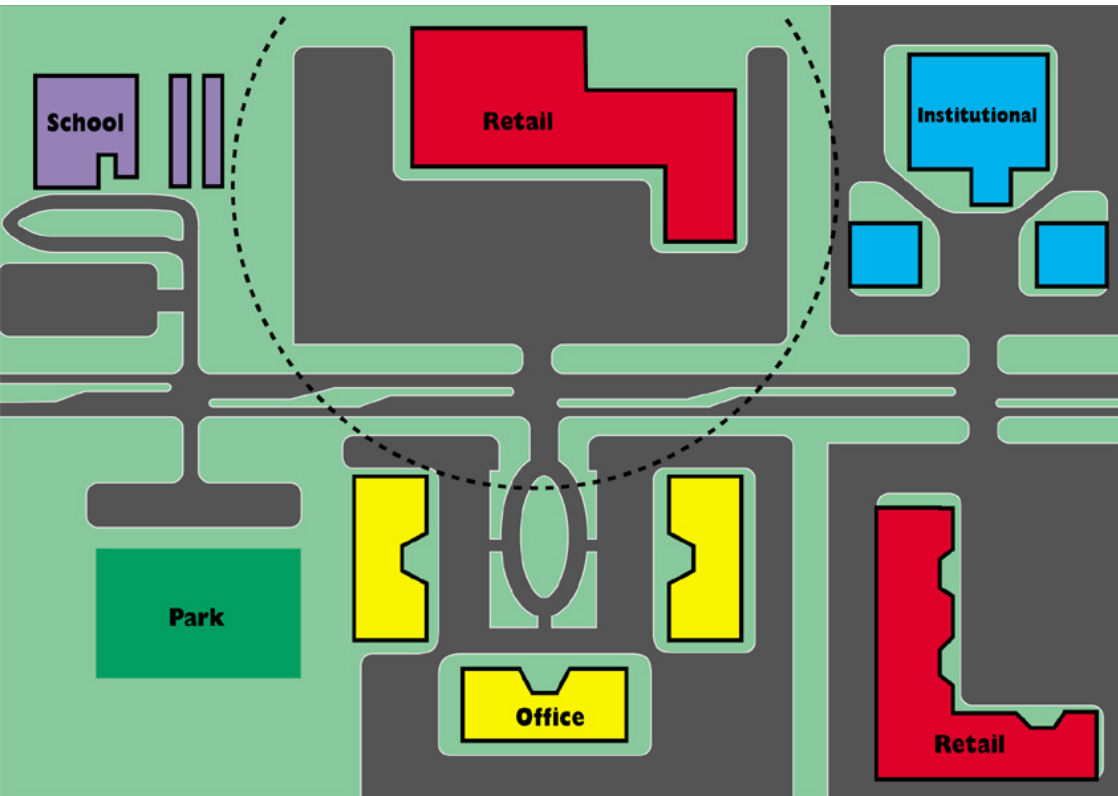
344 FBC's ADOPTED SINCE 1982:

ALBUQUERQUE • ATLANTA • AUSTIN • BALTIMORE • BUFFALO • CINCINNATI • COLUMBUS • DALLAS
DENVER • JACKSONVILLE • LOS ANGELES • MEMPHIS • MIAMI • NASHVILLE • PHILADELPHIA • PORTLAND

FORM-BASED CODE

KEY PRINCIPLES:

- A USEFUL WALK
- AN INTERESTING WALK





A MIX OF USES = A USEFUL WALK



A USEFUL WALK LOST – SHORT VINCENT





NO PARKING ANY TIME

5705

5707







FOOD MARKET

FOOD MARKET





3700
E Carson St

NO
TURN
ON RED
6AM-8PM
ALDI

FOOD MARKET

E Carson St

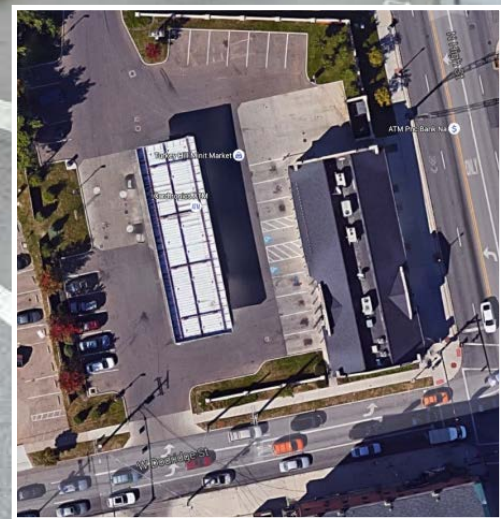
BRIX
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LEARN MORE
300-0000



GetGo

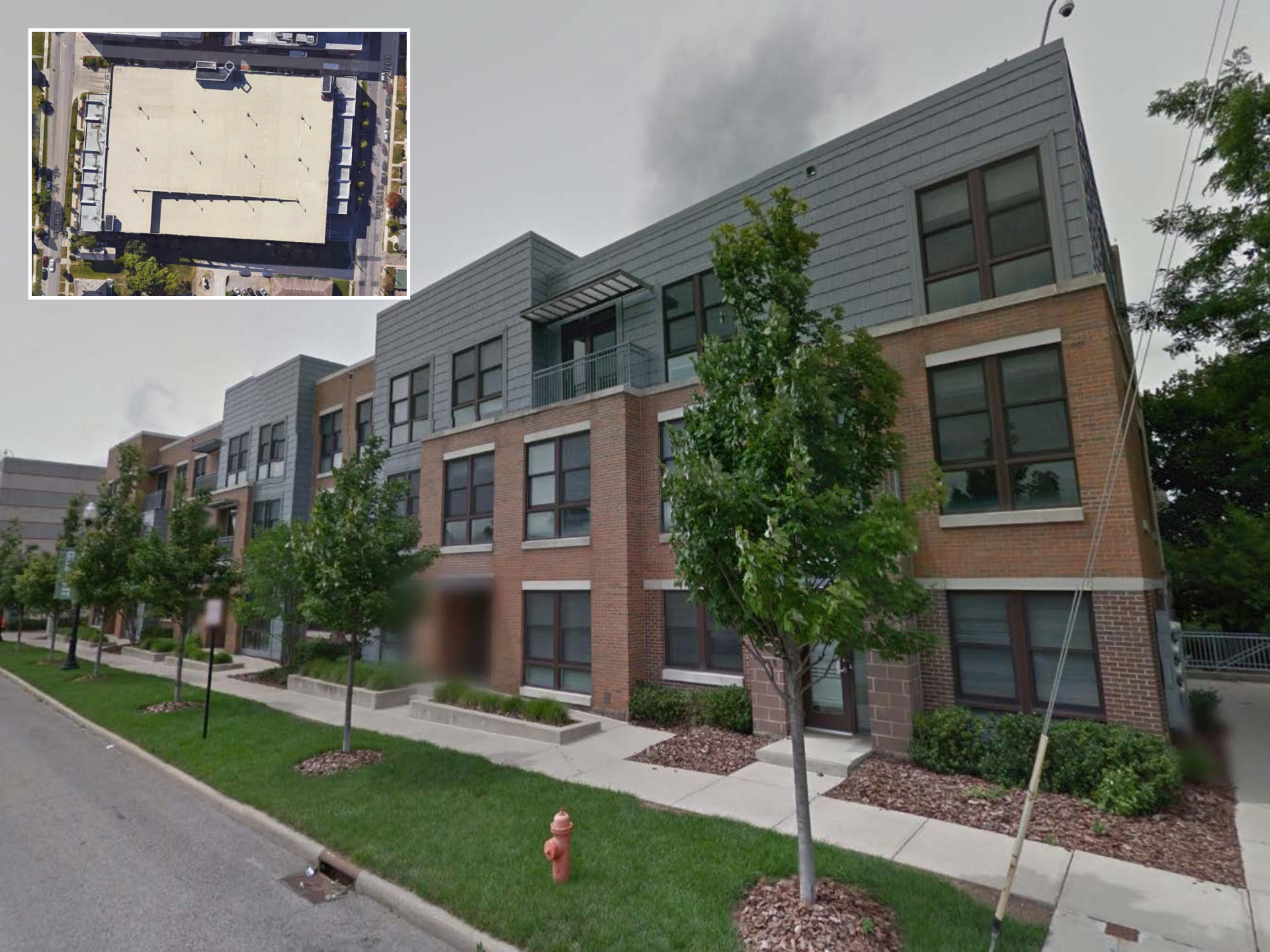
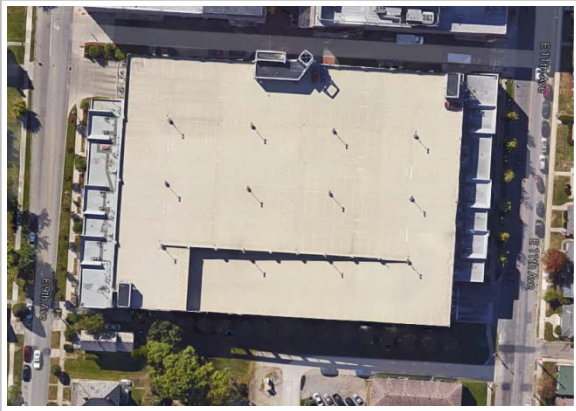
2.49 2.19

Call
for more
information
811-366-1111





E 90th St

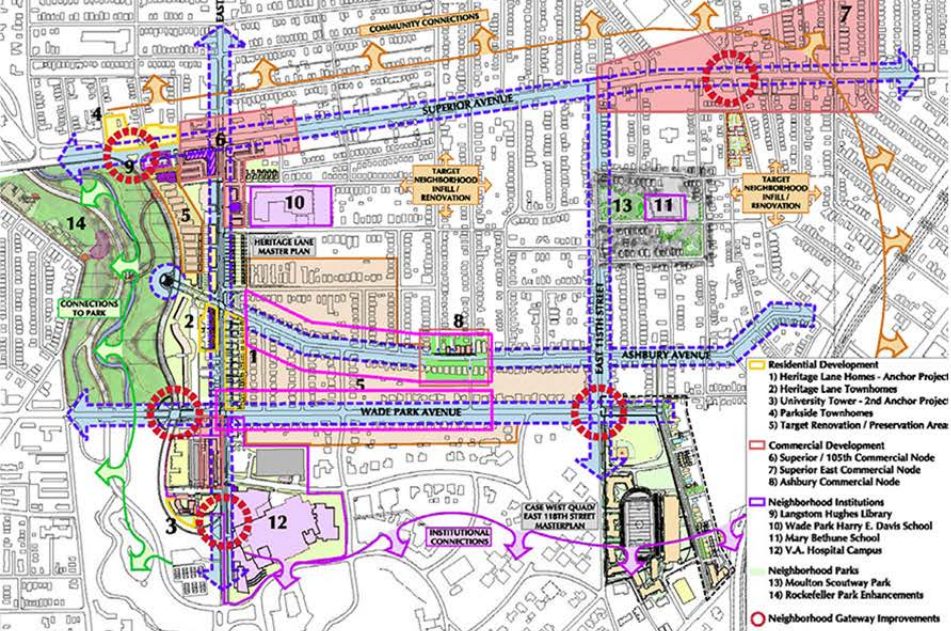


FORM-BASED CODE

OUR COMMON GOAL: A CITY THAT IS
WALKABLE • SUSTAINABLE • HEALTHY • EQUITABLE • VIBRANT

USE A FORM-BASED CODE TO RESET THE DEFAULT
AND GET THE CITY FORM WE WANT AND DESERVE





GLENVILLE / WADE PARK MASTER PLAN

**BUILD ON ASSETS
DEVELOPMENT TYPOLOGIES**

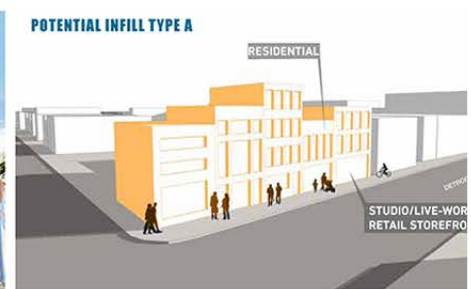


ARTIST'S ROW / MAIN ST. RESIDENTIAL

Between W. 40th St. and W. 42th St. are a number of historic buildings—many of which were originally designed for heavy commercial uses and are now underutilized—that could find new purposes. For adaptive reuse or responsive artist studio or workshop space, facades might be used to restore facade and introduce these buildings, without “locking out” the historic character of the area. Heavy renovation, including gutting and structural, should be encouraged. This strategy is attractive not just because an artist will often bring urban renewal, but because many other potential residents—i.e., various types of urban professionals—follow artists as residents of once-transient neighborhoods.

Because retail density is not—and may never be—sufficient to fill all of Detroit Ave, with occupied storefronts, residential uses (including those that do not have ground floor retail) will need to be developed on Detroit Ave, in order to complete the transition and revitalization of Gordon Square's primary thoroughfare. Within some of the blocks between W. 40th St. and W. 42th St., certain buildings that can be converted into residential, some properties are underutilized or have obsolete buildings. These properties need to be targeted for residential infill and redevelopment, and a dense level of density (50 to 100 units per acre) will likely be needed to make such a market-based transformation economically viable. It will also be important to develop housing that contributes to provide human-scaled, visual interest at the street level, and to provide first floor units that have sufficient privacy to be marketable either through space separation or height separation from street-level pedestrian use.

Importantly, housing in this area should not exclude ground-floor retail, but design addresses should be in place to ensure that, in the event that retail demand for blocks to be introduced to the Detroit Ave, corridor, visual interest and residential desirability are not lost.



GORDON SQUARE MASTER PLAN



DUCK ISLAND NEIGHBORHOOD PLAN



FAIRFAX STRATEGIC PLAN

NEIGHBORHOOD PLANS INTO REALITY THROUGH FBC

FORM-BASED CODE

STEPS TO IMPLEMENTATION

- 1. Building the 21st Century City Zoning Symposium—October 21, 2015**

FORM-BASED CODE

STEPS TO IMPLEMENTATION

- 1. Building the 21st Century City Zoning Symposium—October 21, 2015**
- 2. Meeting with City Council and CDC's—March 4, 2016**

FORM-BASED CODE

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FORM-BASED CODE

STEPS TO IMPLEMENTATION

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3. Solicit Proposals from FBC Zoning Consultant
4. Public Workshops/Charrettes with all Stakeholders
 - Residents
 - City Staff and Departments
 - CDC's
 - Professionals
 - Developers
 - Institutions



FORM-BASED CODE

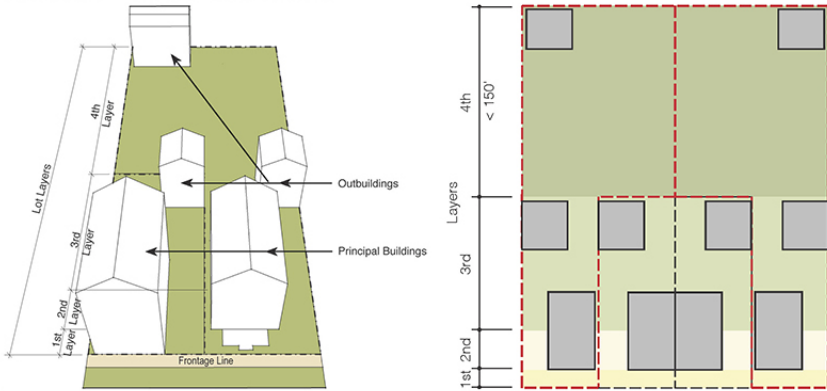
STEPS TO IMPLEMENTATION

1. **Building the 21st Century City Zoning Symposium—October 21, 2015**
2. **Meeting with City Council and CDC's—March 4, 2016**
3. **Solicit Proposals from FBC Zoning Consultant**
4. **Public Workshops/Charrettes with all Stakeholders**
 - **Residents**
 - **City Staff and Departments**
 - **CDC's**
 - **Professionals**
 - **Developers**
 - **Institutions**
5. **Zoning Consultant Develops Form-Based Code with Stakeholder Input**
 - **Code Language**
 - **Regulating Plan**
 - **Streets Analysis**

Article 5

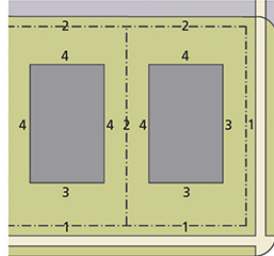
Subdivision & Zoning

TABLE 16. T2O LOT STRUCTURE



BUILDINGS	
Principal Building	The main building on a Lot.
Outbuildings	A secondary building usually located toward the rear of the same Lot as a Principal Building such as a garage, carport, or workshop and may include an Accessory Unit. Lots exceeding 150' in depth may have a second outbuilding.
LOT LAYERS	
First Layer	The area of a Lot from the the Frontage Line to the Facade of the Principal Building.
Second Layer	The area of a Lot set behind the 1st Layer to a depth of 20 feet.
Third Layer	The area of a Lot set behind the 2nd Layer and extending to the rear Lot Line or to a depth of 150'.
Fourth Layer	Lots in excess of 150' deep have a fourth layer. This area is usually used for agriculture, and agricultural uses may be limited to this layer. See Subsection 5.7.4.
LOT SIZE	
Lot Depth	Flag lots are permitted in T2O. Standard lot depts may be interspersed with lots in excess of 150' that shall be primarily used for agricultural purposes.

TABLE 17. FRONTAGES & ELEVATIONS



- 1 - Frontage Line
- 2 - Lot Line
- 3 - Facades
- 4 - Elevations

Article 5

Subdivision & Zoning

TABLE 18. SIGN TYPES





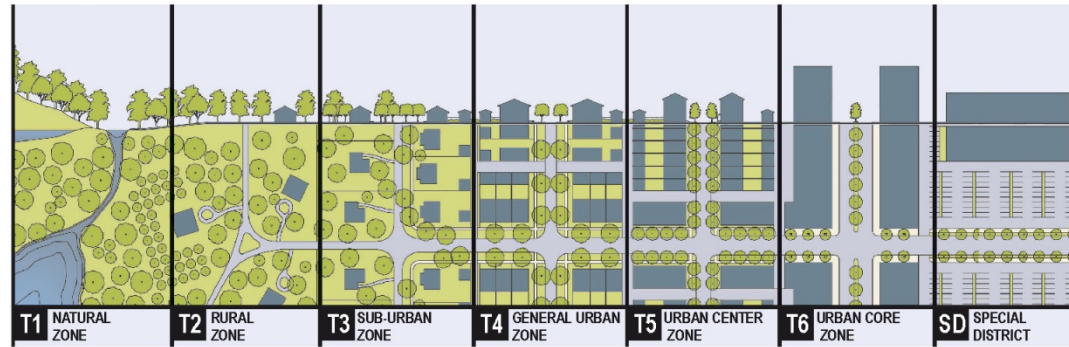
	T2O	T3	T4	T4O	T5L	T5	SPECIFICATIONS	
Address Sign							a. Quantity (max)	1 per address
	■	■	■	■	■	■	b. Area	max 2 sf
							c. Width	max 24 in
							d. Height	max 12 in
							e. Depth / Projection	max 3 in
							f. Clearance	min 4.5 ft
							g. Apex	n/a
							h. Letter Height	max 6"
Awning and Sign							a. Quantity (max)	1 per window
	■						b. Area	n/a
							c. Width	max equals width of Facade
							d. Height	n/a
							e. Depth / Projection	min 4 ft, see Sec 5.12.7e
							f. Clearance	min 8 ft, 7 ft by Warrant
							g. Apex	n/a
							h. Letter Height	min 5 in, max 10 in
							i. Valance Height	max 12 in
							j. Distance from Curb	min. 2 ft.
							may be used with Shingle Sign	
Band Sign							a. Quantity (max)	1 (2 for corner buildings)
	■						b. Area (max)	3 sf per linear ft Facade
							c. Width	max 90% width of Facade
							d. Height	max 3 ft
							e. Depth / Projection	max 7 in
							f. Clearance	min 7 ft
							g. Apex	n/a
							h. Letter Height	max 18 in
Blade Sign							a. Quantity	1 per Facade, 2 max
	■	■	■	■	■	■	b. Area (max)	4 sf T2,T3,T4; 6 sf T4O, T5
							c. Width	max 4 ft
							d. Height	max 4 ft
							f. Depth / Projection	max 4 ft
							g. Clearance	min 8 ft
							h. Apex	n/a
							i. Letter Height	max 8 in

TABLE 14. SMARTCODE SUMMARY

SMARTCODE

Municipality

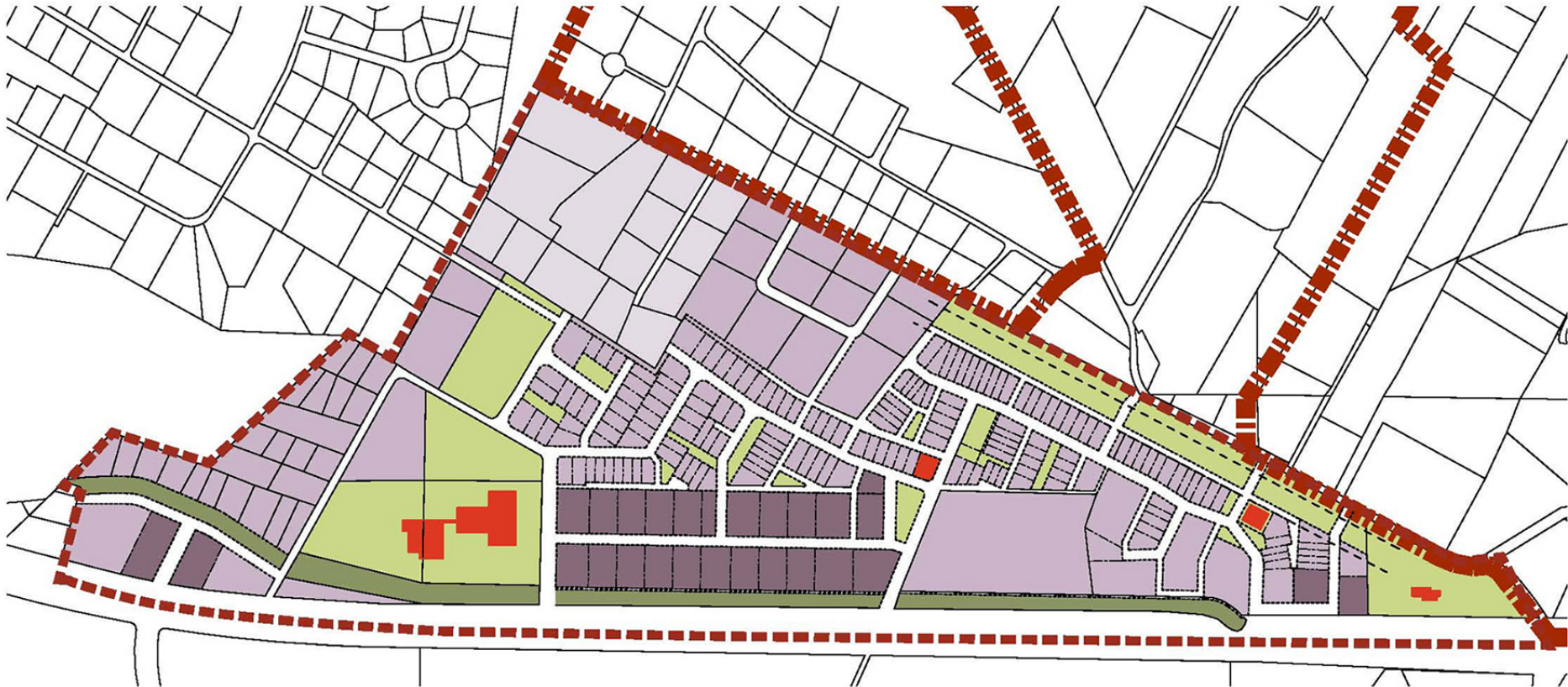


	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE	SD SPECIAL DISTRICT
f. LOT OCCUPATION							
Lot Width	not applicable	by Warrant	72 ft. min 120 ft. max	18 ft. min 96 ft. max	18 ft. min 180 ft. max	18 ft. min 700 ft. max	
Lot Coverage	not applicable	by Warrant	60% max	70% max	80% max	90% max	
g. SETBACKS - PRINCIPAL BUILDING (see Table 15)							
(g.1) Front Setback (Principal)	not applicable	48 ft. min	24 ft. min	6 ft. min 18 ft. max	2 ft. min 12 ft. max	2 ft. min 12 ft. max	
(g.2) Front Setback (Secondary)	not applicable	48 ft. min	12 ft. min	6 ft. min 18 ft. max	2 ft. min 12 ft. max	2 ft. min 12 ft. max	
(g.3) Side Setback	not applicable	96 ft. min	12 ft. min	0 ft. min	0 ft. min 24 ft. max	0 ft. min 24 ft. max	
(g.4) Rear Setback	not applicable	96 ft. min	12 ft. min	3 ft. min *	3 ft. min *	0 ft. min	
Frontage Buildout	not applicable	not applicable	40% min	60% min	80% min	80% min	
h. SETBACKS - OUTBUILDING (see Table 15)							
(h.1) Front Setback	not applicable	20 ft. min + bldg setback	20 ft. min + bldg setback	20 ft. min + bldg setback	40 ft. max from rear prop	not applicable	
(h.2) Side Setback	not applicable	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft. min or 3 ft.	0 ft. min	not applicable	
(h.3) Rear Setback	not applicable	3 ft. min	3 ft. min	3 ft.	3 ft. max	not applicable	
i. BUILDING DISPOSITION (see Table 9)							
Edgeyard	permitted	permitted	permitted	permitted	not permitted	not permitted	
Sideyard	not permitted	not permitted	not permitted	permitted	permitted	not permitted	
Rearyard	not permitted	not permitted	not permitted	permitted	permitted	permitted	
Courtyard	not permitted	not permitted	not permitted	not permitted	permitted	permitted	
j. PRIVATE FRONTAGES (see Table 7)							
Common Yard	not applicable	permitted	permitted	not permitted	not permitted	not permitted	
Porch & Fence	not applicable	not permitted	permitted	permitted	not permitted	not permitted	
Terrace or Dooryard	not applicable	not permitted	not permitted	permitted	permitted	not permitted	
Forecourt	not applicable	not permitted	not permitted	permitted	permitted	permitted	
Stoop	not applicable	not permitted	not permitted	permitted	permitted	permitted	
Shopfront & Awning	not applicable	not permitted	not permitted	permitted	permitted	permitted	
Gallery	not applicable	not permitted	not permitted	permitted	permitted	permitted	
Arcade	not applicable	not permitted	not permitted	not permitted	permitted	permitted	
k. BUILDING CONFIGURATION (see Table 8)							
Principal Building	not applicable	2 Stories max	2 Stories max	3 Stories max, 2 min	5 Stories max, 2 min	8 Stories max, 2 min	
Outbuilding	not applicable	2 Stories max	2 Stories max	2 Stories max	2 Stories max	not applicable	
l. BUILDING FUNCTION (see Table 10 & Table 12)							
Residential	not applicable	restricted use	restricted use	limited use	open use	open use	
Lodging	not applicable	restricted use	restricted use	limited use	open use	open use	
Office	not applicable	restricted use	restricted use	limited use	open use	open use	
Retail	not applicable	restricted use	restricted use	limited use	open use	open use	

DISPOSITION

CONFIGURATION

FUNCTION



3.1.3 Infill Regulating Maps shall consist of one or more maps showing the following:
 a. The outline(s) of the Pedestrian Shed(s) and the boundaries of the Community or Communities
 b. Transect Zones and Civic Zones within each Pedestrian Shed, assigned according to an analysis of existing conditions and future needs

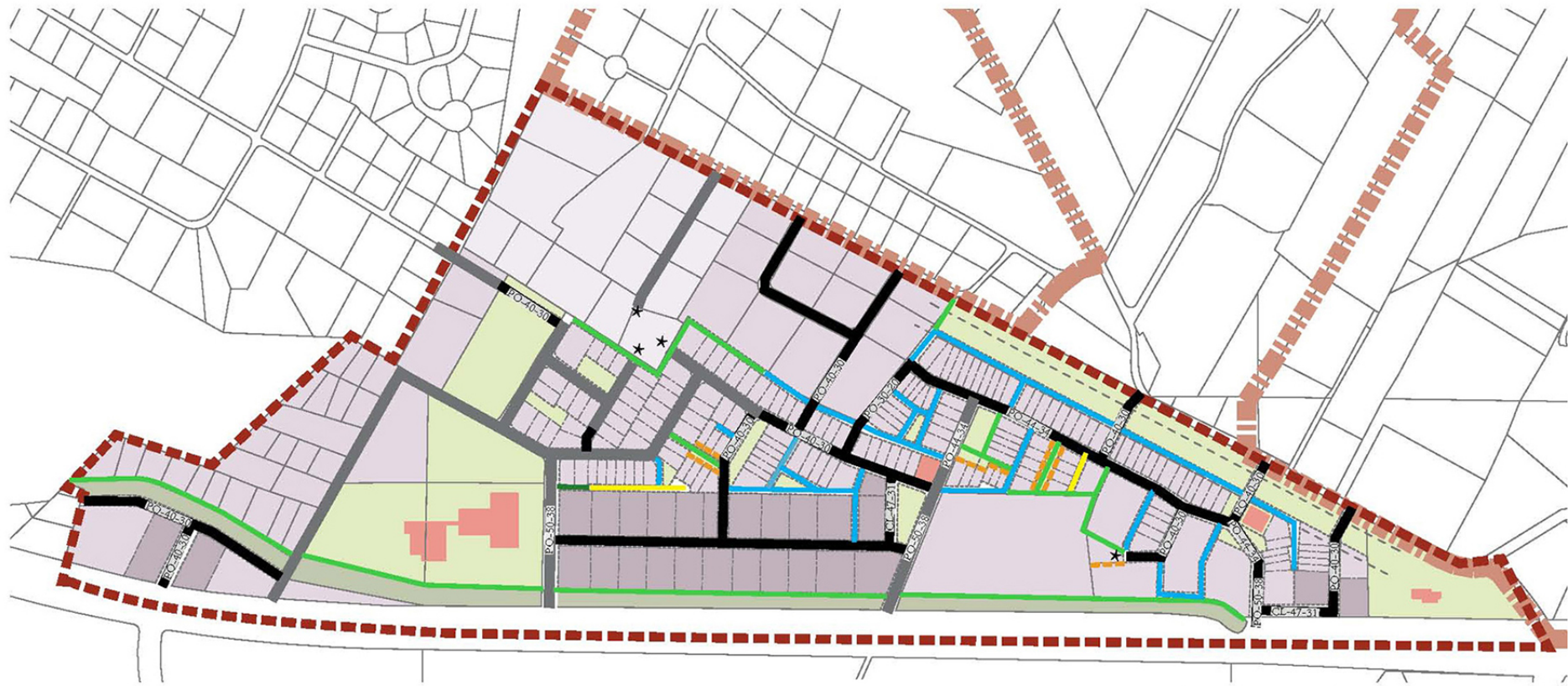
3.3 TRANSECT ZONES
 3.3.1 Transect Zone standards for Infill Regulating Maps should be calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and subject to the approval of the Town Council. Metrics shall be recorded on Table 12 and Table 13.













3.3.2 A Transect Zone shall include elements indicated by Article 2, Article 3, and Article 4.

- T1 Natural Zone
- T3 Sub-Urban Zone
- T4 General Urban Zone
- T5b Urban Center Zone
- Civic Space
- Civic Building

Proposed Transect Allocations, as shown on plan above

T1	T3	T4	T5b	Civic	Total
11.5 ac	14.5 ac	63.9 ac	15.2 ac	27.7 ac	132.7 ac
9%	11%	48%	11%	21%	100%



- | | | | |
|---|---|---|-----------------------|
|  | Existing Thoroughfares |  | T1 Natural Zone |
|  | Vehicular Thoroughfares |  | T3 Sub-Urban Zone |
|  | Rear Lane (RL-24-12) |  | T4 General Urban Zone |
|  | Rear Lane (RL-30-12) |  | T5b Urban Center Zone |
|  | Pedestrian/Bicycle Paths |  | Civic Space |
|  | Lots that do not front a vehicular Thoroughfare |  | Civic Building |

- All Thoroughfares designed for shared Bicycle Route



* Request for Warrant for above noted locations where existing conditions do not allow for connected thoroughfares.

FORM-BASED CODE

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6. **Cleveland FBC Review & Approval**
 - **Stakeholders**
 - **Planning Commission**
 - **City Council**

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