



Edmonds Planning Division

FORM-BASED CODES OVERVIEW

Form-Based Codes vs. 'Traditional' Coding

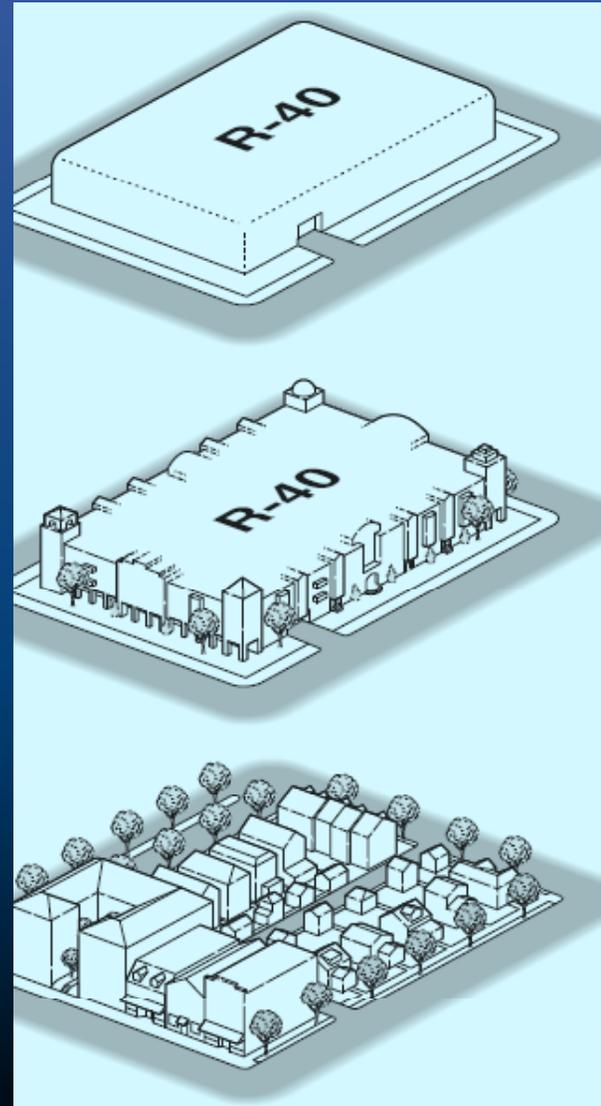
- Traditional zoning codes regulate and emphasize the separation of uses as their basic approach to managing urban form.
- Form-based codes are an alternative, emphasizing the importance of context and design in addressing the relationship between buildings and their surroundings.
- Form-based codes focus on the relationship between public and private space, buildings and streetscapes, encouraging interaction among the space's users and fostering a unique local character.

Defining a parcel

Traditional zoning →

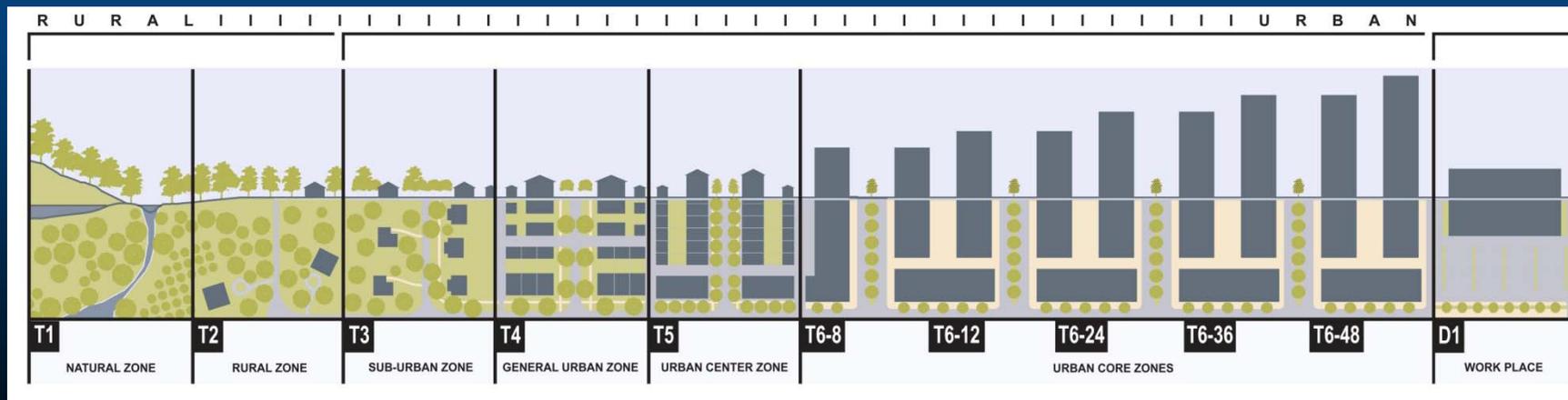
Design guidelines →

Form-based codes →



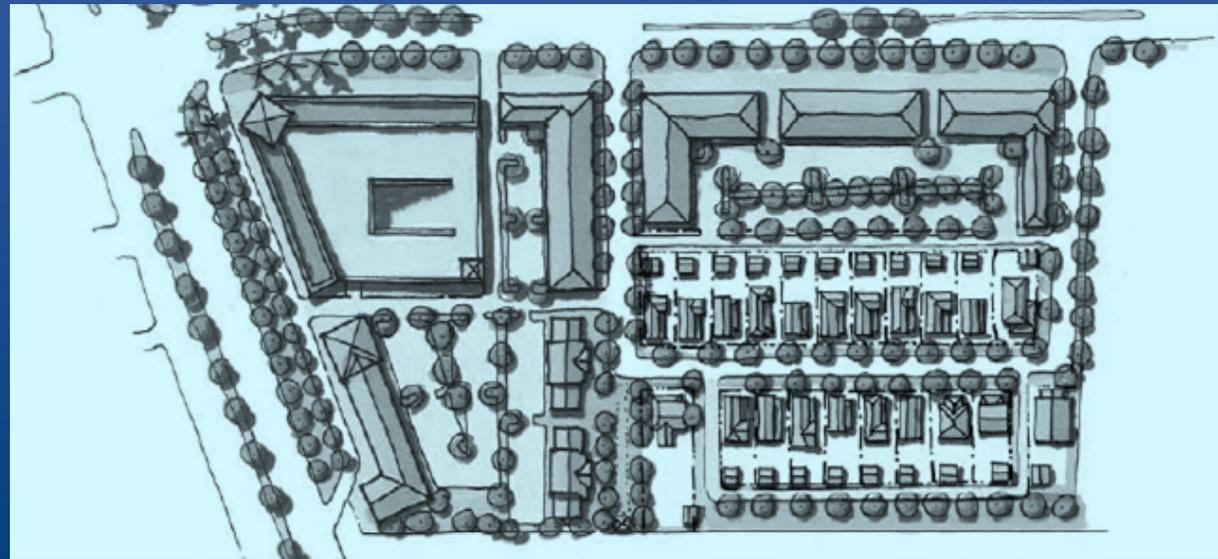
Form-Based code elements

- Concept of the 'transect' identifying a continuum and progression of land use... and *building types*
- Form-based coding can be designed according to context.

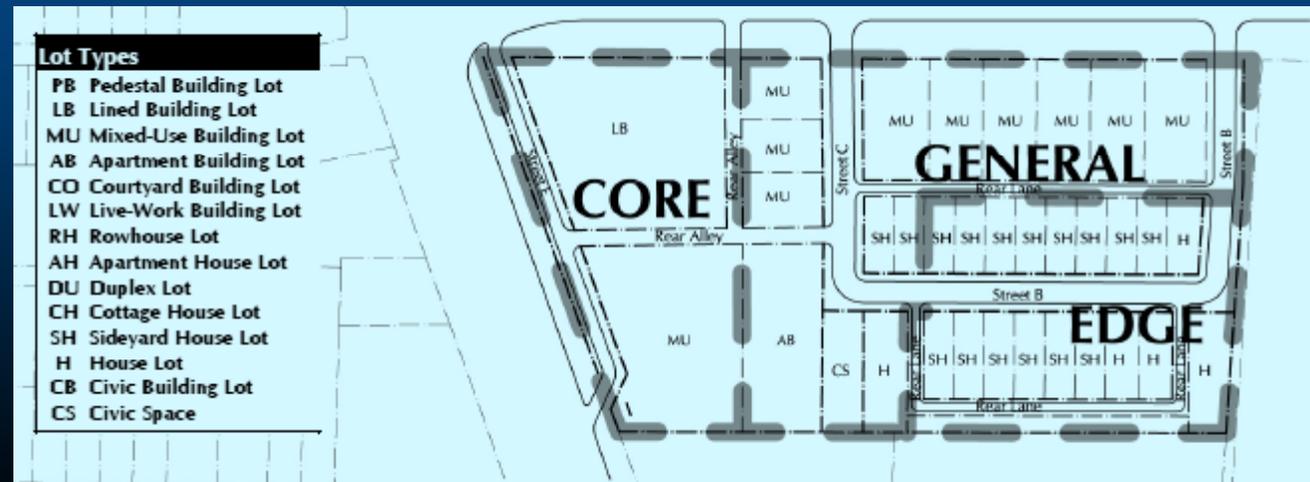


Form-Based Elements

Illustrative
plan



Regulating
plan



Form-Based Elements

Standards defined for various building types

Pleasant Hill BART Station Building Envelope Standards Shopfront Building Sites

Height		<p>The building shall be between 2 and 4 Storeys in height, except where otherwise noted here or on the REGULATING PLAN.</p> <p>Any parking structure w/in the block shall not exceed the same height of any building w/in 75 feet.</p> <p>Any unbuilt RBL or COMMON LOT LINE shall have a STREET WALL built along it, between 6 feet and 15 feet in height.</p> <p>The ground floor elevation shall be no more than 18 inches above the fronting sidewalk elevation.</p> <p>No less than 80% of the ground floor shall have at least 12 feet clear height. No less than 80% of the upper storeys shall each have at least 8 feet 8 inches clear height.</p>
Siting		<p>The STREET facade shall be Built-To the REQUIRED BUILDING LINE (RBL) within 75 feet of any BUILDING CORNER, and Built-To not less than 75% of the RBL overall. There are no required side setbacks.</p> <p>Any unbuilt STREET FRONTAGE shall have a STREET WALL along it, between 6 feet and 15 feet in height.</p> <p>Parking for vehicles (autos, trailers, boats, etc.) shall be at least 20 feet from any STREET FRONTAGE (excepting basement garages). Garage/parking entrances shall be no closer than 75 feet from any BUILDING CORNER (except where otherwise designated on the REGULATING PLAN).</p>
Elements		<p>The primary ground floor facade shall have no less than 60% F ENETRATION (measured between 2 and 10 feet above the fronting sidewalk). Awnings and overhangs are encouraged.</p> <p>Upper storey facades shall have between 30% and 70% PENETRATION (measured for each storey between 3 and 9 feet above the finished floor).</p> <p>*Except facades along Treat Blvd. and Jones Rd., no less than 50% of the top storey units shall have BALCONIES.</p> <p>ARCADIES are permitted if designed and constructed in contiguous STREET FRONTAGES of at least 200 feet (or any complete RBL fronting the square). Consult the Masterplan.</p>
Uses		<p>The ground floor shall house only retail or temporary office uses (also lobby and access for upper storey uses).</p> <p>*Upper storey uses may be either (Block B) residential, or (Block A and C), residential, office or lodging.</p> <p>Fronting the square and the North/South Retail Street (between Blocks A and B) there shall be functioning entry door(s) along the STREET facade at intervals not greater than 75 feet.</p> <p>The garage (parking for vehicles autos, trailers, boats, etc.) shall be at least 20 feet from any STREET FRONTAGE (except for basement garages). Except where otherwise designated on the REGULATING PLAN.</p>

October 2001

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Key form-based elements

- Regulating plan... map showing where different form standards apply
- Building forms and standards
- Public space specifications & relationships
- Administration & process
- Definitions
- Use visuals and tables to organize and simplify requirements
- May also employ architectural, landscape, signage and other standards



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THANK YOU!

