

NORTHAMPTON DESIGN FORUM

INTRODUCTION *to*  
FORM-BASED ZONING

*January 2010*

*Joel Russell*

# What is Form-Based Zoning?

**Form-based zoning places primary emphasis on regulating the *physical* form of the built environment rather than the *use* of land. This creates urban forms in which buildings shape public spaces into a series of “outdoor rooms.”**

# An Outdoor Room





# What is Form-Based Zoning?

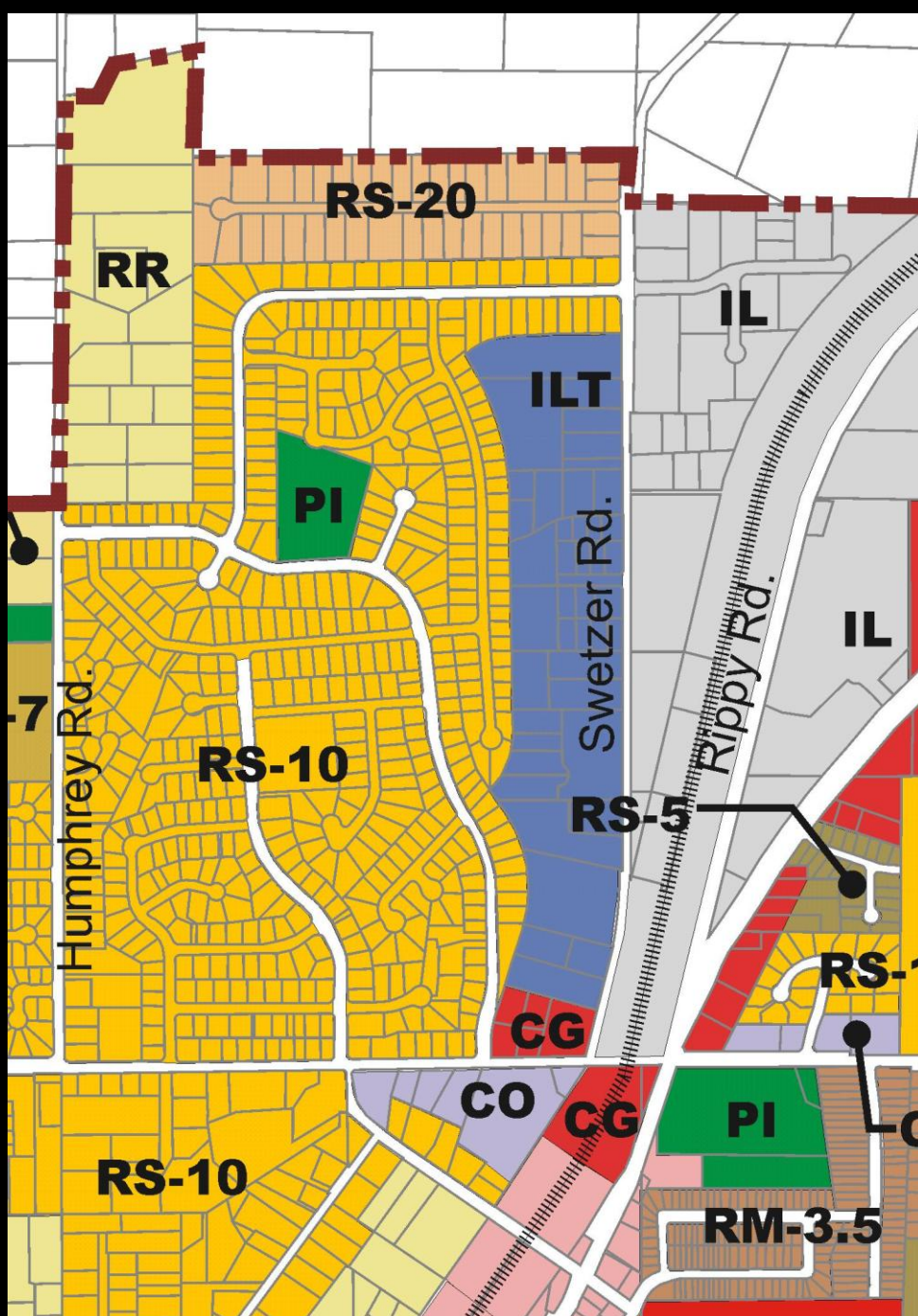
Form-based zoning is also a *process* that actively involves the community and stakeholders in reaching a shared understanding about how a place should look and feel.





# The Trouble with Conventional Zoning

Emphasis on regulation by use, within  
limited-use or single-use zoning districts



# The Trouble with Conventional Zoning

Emphasis on regulation by use, within  
limited-use or single-use zoning districts

Urban form and design are accidental by-  
products of zoning rules

Results are unpredictable





# The Results of Conventional Zoning

Dispersed uses without distinct centers

No coherent built form or “sense of place”

Separation of uses and daily activities

Excessive land consumption

Streets cater to cars rather than people

Cost-effective transit is impossible

Limited choice in housing supply

Fear of density

# Why Form-based Zoning?





# Single-Use Monoculture vs.







Mixed-Use Complete Community



# Ignores surroundings vs.







Builds on context

# Disjointed - shapeless spaces vs.





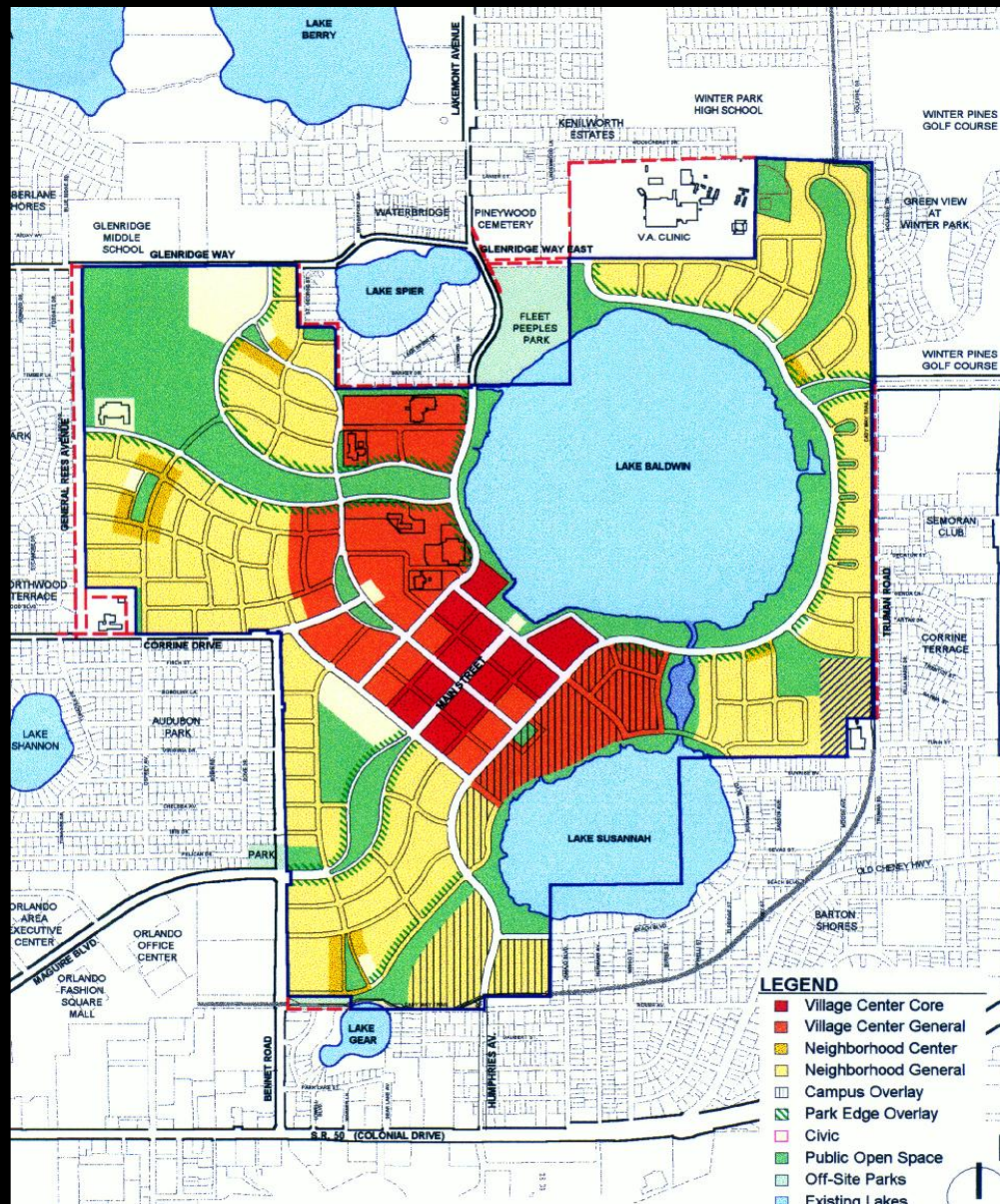


Cohesive: buildings shape public space



**Follows no discernible plan vs.**





Closely tied to a plan



## 79 Permissible Uses

Table of Permissible Uses\*

USES DESCRIPTION	ZONES										
	R40	R15	R11	R7	R3	B1	B2	B3	B4	B5	M1
<b>1.000 RESIDENTIAL<sup>1</sup></b>											
<b>1.100 Single-Family Residences</b>											
1.110 Single-family detached, one dwelling unit per lot <sup>2</sup>											
1.111 Site-built and modular structures	Z	Z	Z	Z	Z	Z	Z	Z			
1.112 Class "A" mobile home	Z			Z							
1.113 Class "B" mobile home	S										
1.114 Class "C" mobile home											
1.120 Single-family detached, more than one dwelling unit per lot											
1.121 Site-built and modular structures	ZSC	ZSC	ZSC	ZSC	ZSC	ZSC	ZSC	ZSC			
1.122 Class A, B, or C mobile homes (mobile home park)	ZSC			ZSC							
<b>1.200 Two-Family Residences</b>											
1.210 Two-family conversion				Z	Z	Z	Z	Z			
1.220 Primary residence with accessory apartment				ZSC	ZSC	ZSC	ZSC	ZSC			
1.230 Duplex				ZSC	ZSC	ZSC	ZSC	ZSC			
1.240 Two-family apartment				ZSC	ZSC	ZSC	ZSC	ZSC			
<b>1.300 Multi-Family Residences</b>											
1.310 Multi-family conversion				Z	Z	Z	Z	Z			
1.320 Multi-family townhomes				ZSC	ZSC	ZSC	ZSC	ZSC			
1.330 Multi-family apartments				ZSC	ZSC	ZSC	ZSC	ZSC			
<b>1.400 Homes emphasizing special services, treatment, or supervision<sup>3</sup></b>											
1.410 Homes for handicapped or infirm		Z	Z	Z	Z				Z		
1.420 Nursing care, intermediate care homes		S	S	S	S				S		
1.430 Child care homes		S	S	S	S				S		
1.440 Halfway houses					S	S	S	S			
<b>1.500 Miscellaneous, rooms for rent situations</b>											
1.510 Rooming houses, boarding houses				S	S	S	S	S			
1.520 Tourist homes and other temporary residences renting by the day or week				S	S	S	S	S			
1.530 Hotels, motels, and similar businesses or institutions providing overnight accommodations						C	C	C	C	C	
<b>1.600 Temporary emergency, construction, and repair residences</b>	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
<b>1.700 Home Occupations<sup>4</sup></b>	Z	Z	Z	Z	Z	Z	Z	Z			
<b>1.800 Planned residential developments<sup>5</sup></b>		C	C								
<b>2.000 SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT</b>											

\*See Section 147 for explanations of Z, S, C designations in Table of Permissible Uses.

### Section 275: Computation of Sign Area

#### 150 A Unified Development Ordinance

(a) The surface area of a sign shall be computed by including the entire area within a single, continuous, rectilinear perimeter of not more than eight straight lines, or a circle or an ellipse, enclosing the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework or bracing that is clearly incidental to the display itself.

(b) If the sign consists of more than one section or module, all of the area, including that between sections or modules, shall be included in the computation of the sign area.

(c) With respect to two-sided, multi-sided, or three-dimensional signs, the sign surface area shall be computed by including the total of all sides designed to attract attention or communicate information that can be seen at any one time by a person from one vantage point. Without otherwise limiting the generality of the foregoing:

- (1) The sign surface area of a double faced, back to back sign shall be calculated by using the area of only one side of such sign, so long as the distance between the backs of such signs does not exceed three feet.
- (2) The sign surface area of a double faced sign constructed in the form of a "V" shall be calculated by using the area of only one side of such sign (the larger side if there is a size difference), so long as the angle of the "V" does not exceed 30 degrees and at no point does the distance between the backs of such sides exceed five feet.

### Section 276: Total Sign Surface Area

(a) Unless otherwise provided in this article, the total surface area devoted to all signs on any lot shall not exceed the limitations set forth in this section, and all signs except temporary signs shall be included in this calculation.

(b) Unless otherwise provided in this article or in Article XI (Supplementary Use Regulations), the maximum sign surface area permitted on any lot in any residential district (see Section 135) is four square feet.

(c) Subject to the other provisions of this section, the maximum sign surface area permitted on any lot in a commercial district other than the B-5 district or manufacturing district shall be determined as follows:

- (1) There may be not more than 0.5 square feet of sign surface area per linear foot of lot street frontage up to 200 feet of frontage.
- (2) There may be up to 0.75 square feet of additional sign surface area per linear foot of lot street frontage in excess of 200 feet.

Some ordinances calculate surface area in reference to building frontage rather than lot frontage. However, apart from the obvious fact that this approach will not work when there is no building on the lot, the spatial relationships that the ordinance is attempting to control are more directly regulated by using lot frontage as the basis for determining sign area.

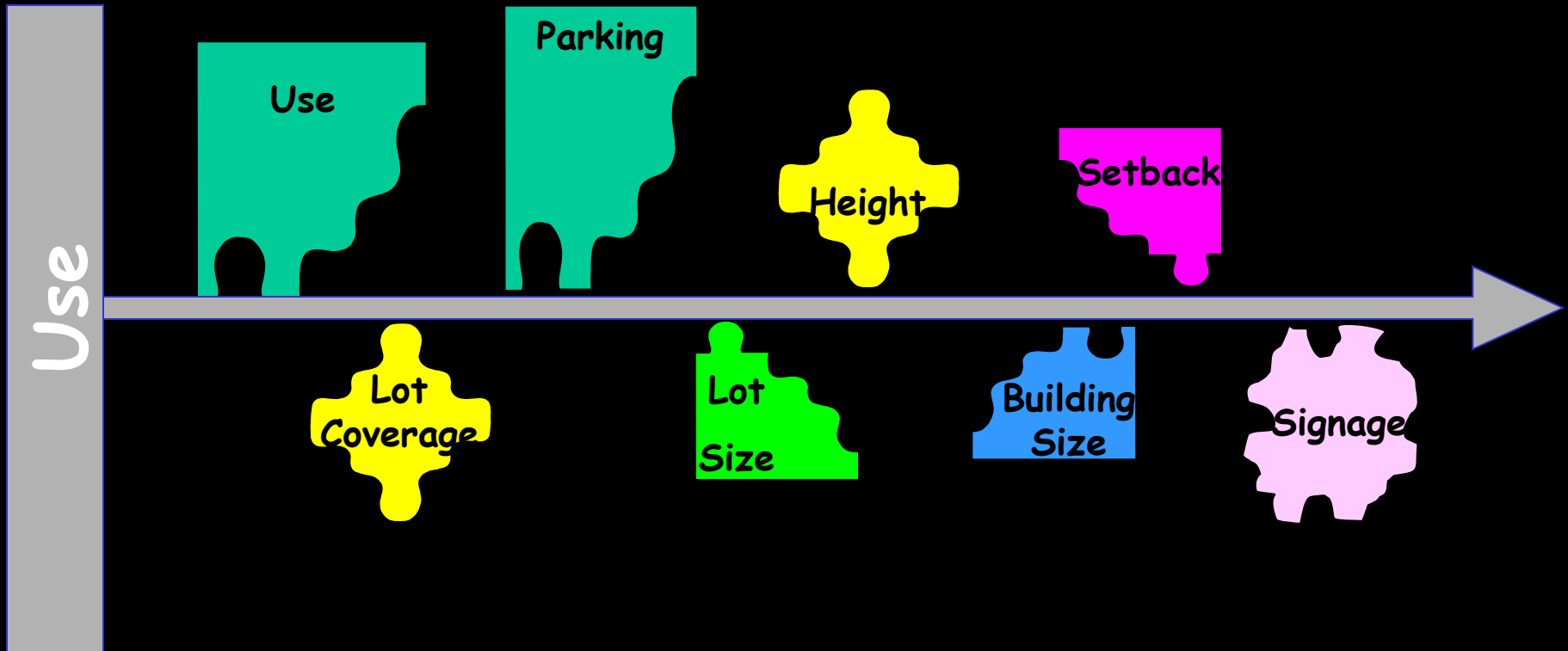
(d) Subject to the other provisions of this section, the maximum sign surface area on any lot in the B-5 district shall be determined by

Commentary:

# Graphic



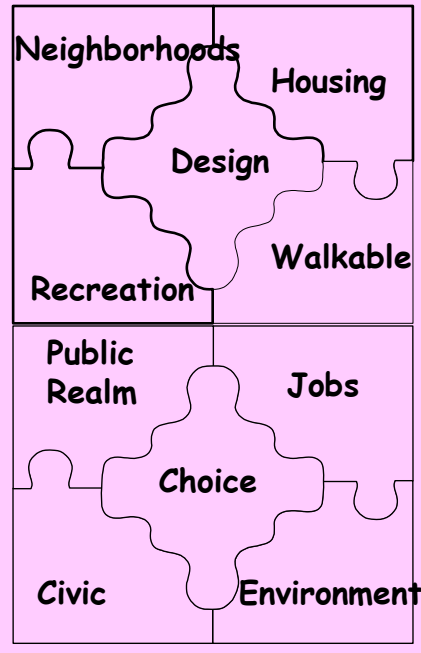
# Conventional Zoning System- Fragmented



# Form-Based Zoning System - Integrated



**Community**



**Foundational Principles**

# How Form-Based Zoning Differs from Conventional Zoning

Regulates the “public realm” rather than just individual lots

Mixed uses create vibrant places

Walkable and transit-friendly

Variety of housing types in each zone

Building form and type are more important than land use



# More Form-Based Zoning Differences

Heavy reliance on graphics

Buildings are designed to enclose and shape outdoor rooms (streets, squares, greens)

Creates a “there” there

Emphasis on urban form vs. architecture

Form-based provisions are legally enforceable (not just advisory “design guidelines”)

# Form-Based Zoning Standards



Focus on the relationship of buildings to the street and to each another

Parking located behind buildings and on-street to avoid “dead spaces” along the street



# Form-Based Zoning Standards

Street standards are integrated with building standards

Build-to lines/zones replace setbacks to enclose streets

Building frontage types shape public spaces

# Form-Based Zoning Standards


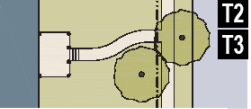

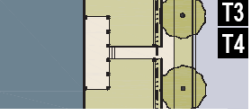



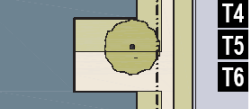




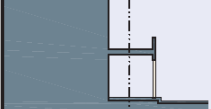

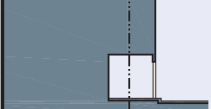

Build-to Line





# Form-Based Zoning Standards

## Frontage Types

	SECTION	PLAN
	PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE	PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE
<p><b>a. Common Yard:</b> a frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.</p>		 T2 T3
<p><b>b. Porch &amp; Fence:</b> a frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroaching. A fence at the frontage line maintains the demarcation of the yard. The porches shall be no less than 8 feet deep.</p>		 T3 T4
<p><b>c. Terrace or Light Court:</b> a frontage wherein the facade is set back from the frontage line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes.</p>		 T4 T5
<p><b>d. Forecourt:</b> a frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.</p>		 T4 T5 T6
<p><b>e. Stoop:</b> a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.</p>		 T4 T5 T6
<p><b>f. Shopfront and Awning:</b> a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.</p>		 T4 T5 T6
<p><b>g. Gallery:</b> a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.</p>		 T4 T5 T6
<p><b>h. Arcade:</b> a frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.</p>		 T5 T6

# Moving Toward a Form-Based Code from Conventional Zoning

Adding form-based standards to a  
conventional code (*e.g. build-to line*)

“Nesting” form-based districts within a  
conventional code

Detailed design-based form-based code for an  
area (or a city)

# Preparing a Form-Based Code

1. Existing conditions analysis and inventory
2. Public visioning/charrette
3. Method for mapping the community  
(regulating plan vs. zoning map)



# The Transect....

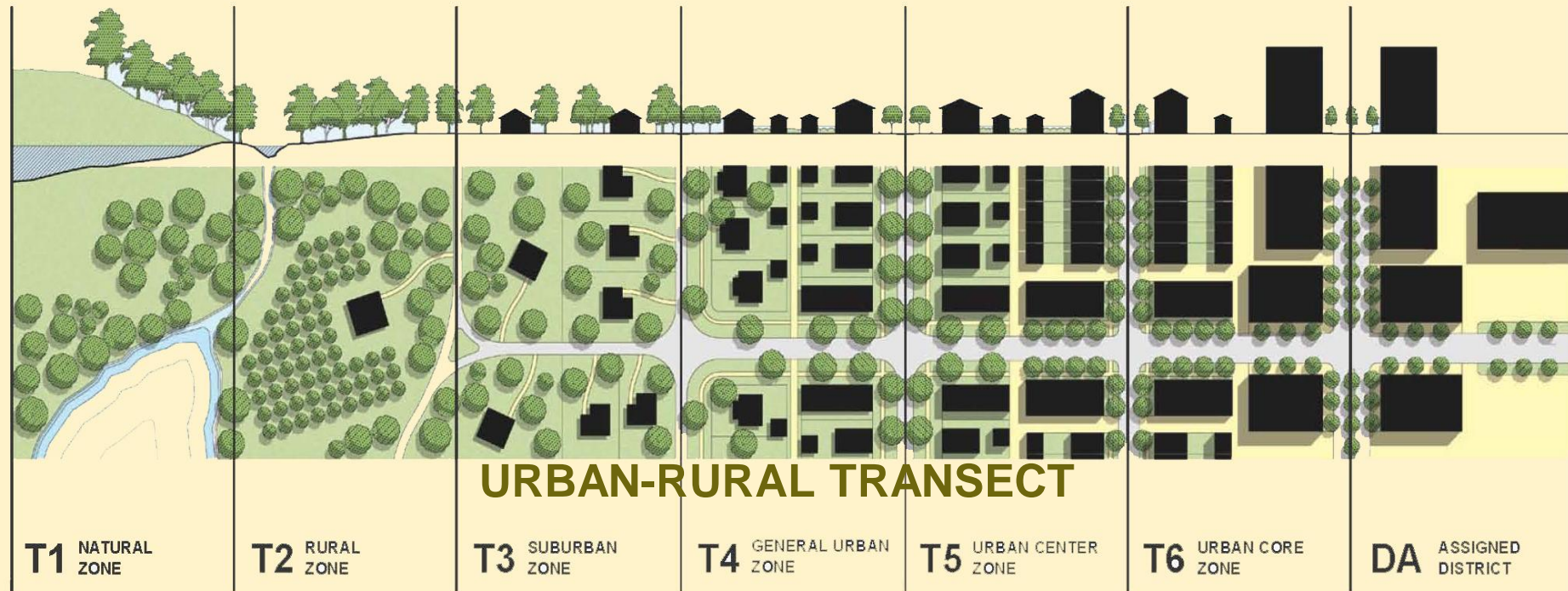
System for categorizing and understanding the various components of a region, from the most rural to the most urban.

Each zone represents a different level of intensity ; all involve mixed uses.

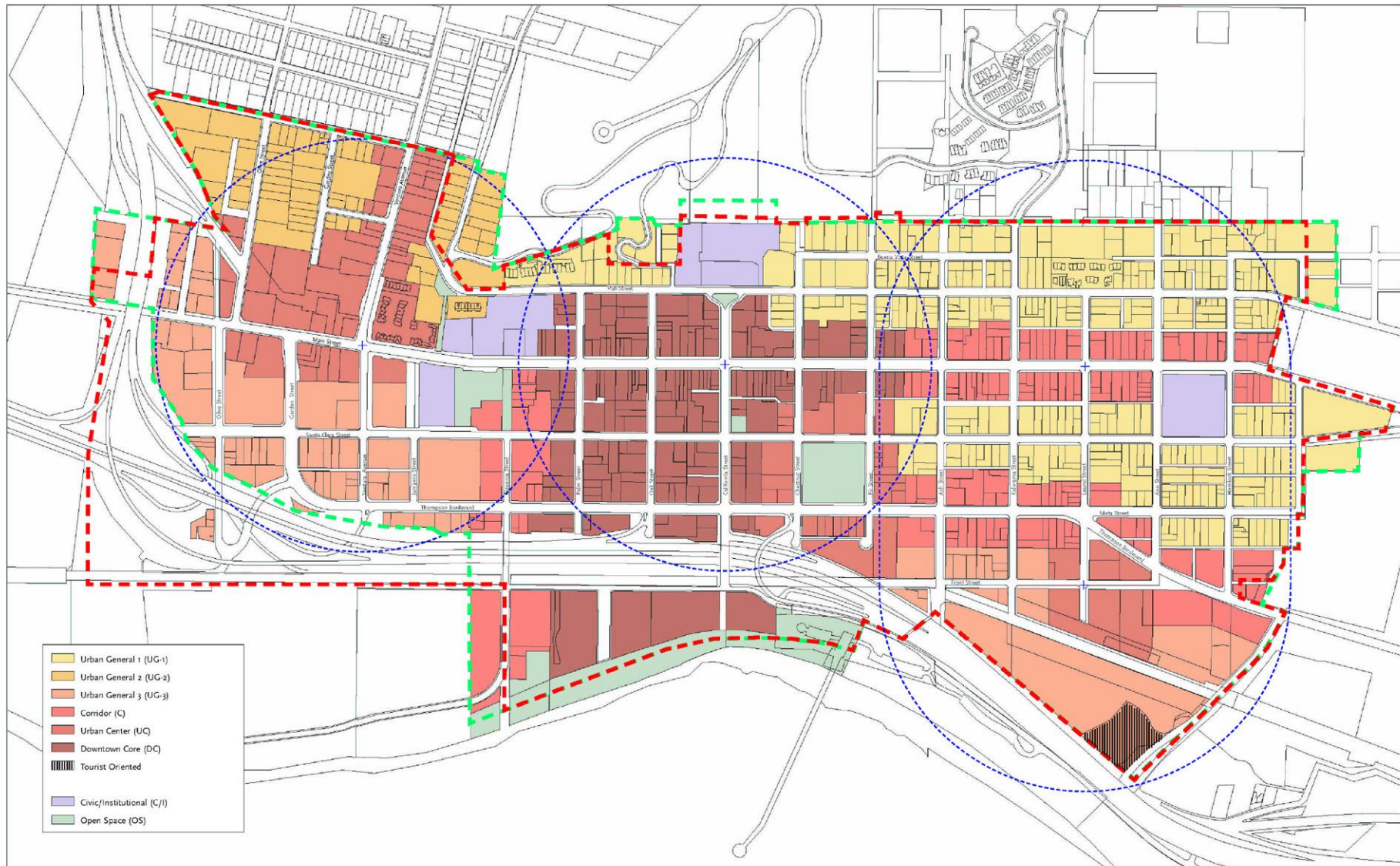
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# Form-Based Zoning Examples

## Town Center (TC) Zone

- Buildings of up to five stories accommodate a mixture of land uses
- Ground-floor retail with offices and residential above
- Street frontages are pedestrian-oriented, and defined by building facades along the sidewalk
- Intended for the most urban conditions within the City



# Form-Based Zoning Examples

## Neighborhood Residential (NR) Zone

- Allows a variety of residential building types and lot sizes
- Includes detached one- and two-story single-family homes, duplexes, and multi-family housing
- Allows small-scale businesses

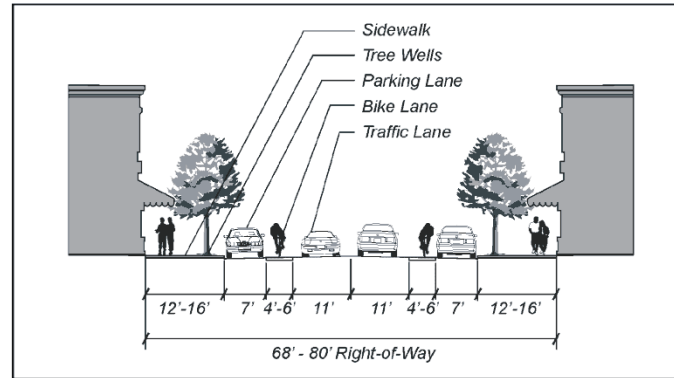


# Preparing a Form-Based Code

1. Existing conditions analysis and inventory
2. Public visioning/charrette
3. Method for mapping the district
4. Standards for streets, blocks, building placement, height, generalized land uses
5. *Optional: architectural standards*



- F. **Commercial Street.** A Commercial Street provides access to, and space for commercial and mixed use buildings.



Commercial Street Design Standards

Total Commercial Street width	68 to 80 ft
Pavement width	48 ft
Traffic movement	Two-way
Traffic lane width	11 ft
Bike lane width	4 to 6 ft on each side, when bike lane required.
Design speed	25 mph
Parking	On-street both sides, 7-ft width, or diagonal as required.
Intersection types allowed	T, 4-way
Curb type	Raised
Curb radius	25 to 30 ft
Sidewalk width	12 to 16 ft minimum, both sides, with bulbouts at intersections and mid-block crossings.
Planter strip width	None; tree wells in sidewalk.
Landscaped median width	12 to 16 ft, required for pedestrian refuge on streets with more than 2 lanes.
Landscaping	Deciduous native trees on both sides of street at 30 ft on-center, in 5-foot square tree wells.

# BLOCK AND SUBDIVISION STANDARDS

**A. Purpose.**  
The desired pedestrian scale and character of the Downtown requires that new project development not appear as massive, monolithic structures, but instead as a series of smaller scale buildings. This goal is a particular challenge when one large ownership, or smaller consolidated parcels are proposed for development as a single project. The standards of this Section are intended to ensure that larger projects are designed as carefully conceived groups of separate structures, that each contribute to an attractive streetscape and the overall quality of the Downtown.

**B. Applicability.**  
The requirements of this Section apply to development proposed on a site that is equivalent to the size of one-half of a historic Downtown block (400 by 400 feet, or approximately 1.8 acres) or larger.

**C. Application requirements.**  
An application for project approval shall include a Regulating Plan that illustrates compliance with the requirements of this Section, and the other applicable requirements of this Downtown Code.

**D. Design objectives.**  
Each site shall be designed to be divided into smaller blocks with:

- 1. Internal streets, where appropriate to connect with off-site streets and/or to create a series of smaller, walkable blocks;
- 2. Service alleys within the new blocks; and
- 3. Multiple buildings on the site, with their entrances on bordering streets.

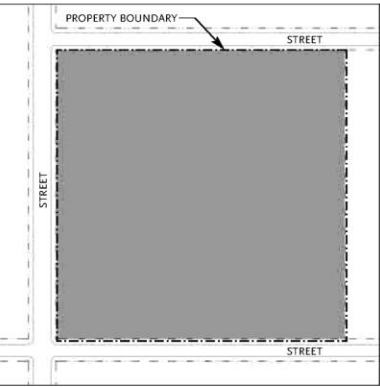
**E. Subdivision requirements.**  
Each site shall be designed as a subdivision in compliance with the following standards, and to achieve the objectives in Subsection D.

- 1. Each proposed building site shall not exceed one acre.
- 2. Each proposed parcel frontage shall not exceed a maximum width of 180 feet.

**F. Building design.**  
Buildings proposed on a site of one-half block or larger shall be designed in compliance with the following requirements, in addition to all other applicable provisions of this Code.

- 1. No more than 30 percent of dwelling units on the site may be stacked flats.
- 2. Buildings shall be designed to have fronts and backs, with front facades containing primary building entrances and facing streets.

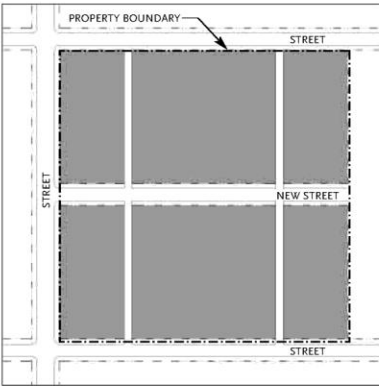
I: Original Site



II: Introduce Streets



III: Introduce Alleys



IV: Introduce Lots



V: Introduce Architectural Types



# Case Study: Saratoga Springs, NY

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Adoption of Form-based zoning in May 2004 for specific portions of the City.

First upstate NY community to adopt and implement form based zoning



# Case Study: Saratoga Springs

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- Upstate community of 26,000
- Home of Skidmore College
- Vibrant downtown
- Strong historic preservation and open space movement
- City is geographically large (has urban, suburban and rural areas)
- A resort community for over 150 years
- Summer race track and performing arts center

# Case Study: Saratoga Springs

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- 50 years of planning
- Comprehensive Plans in 1948, 1960, 1976, 1987, 1999 and 2001
- Strong zoning ordinances since 1960s
  - Major revisions in 1971, 1990, 1999 and 2004
- Good history of periodic review and update of ordinance
- Lots of local expertise

# City of Saratoga Springs

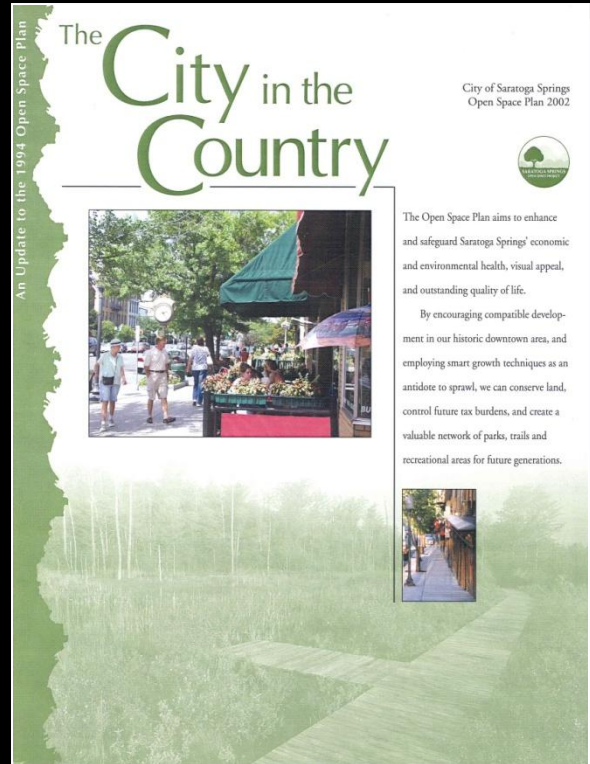
## THE SARATOGA SPRINGS COMPREHENSIVE PLAN

CITY OF SARATOGA SPRINGS  
NEW YORK

KENNETH KLOTZ, MAYOR  
THOMAS CURLEY, COMMISSIONER OF PUBLIC SAFETY  
MICHAEL LENZ, COMMISSIONER OF FINANCE  
THOMAS McTYGUE, COMMISSIONER OF PUBLIC WORKS  
BERNARD MIRLING, COMMISSIONER OF ACCOUNTS

ORIGINALLY ADOPTED: MAY 4, 1999  
FIRST AMENDMENTS ADOPTED: NOVEMBER 21, 2000  
SECOND AMENDMENT ADOPTED: JULY 17, 2001

THE SARATOGA SPRINGS COMPREHENSIVE PLAN





# City of Saratoga Springs

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## **Form-based Zoning was a logical next step**

- In 1880 the downtown was 3 times as dense as it is now
- Started with growing dissatisfaction with conventional zoning
- Strong open space effort has shut down sprawl
- Development pressure forced inward
- Many areas near downtown needed infill and revitalization
- Vibrant downtown needed close-by residential/commercial mixed uses
- Form-based zoning was compatible with historic preservation efforts
- FBZ made sense after years of voluntary design guidelines and ineffective incentives

# City of Saratoga Springs

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## Why Form-based Zoning?

- Wanted true mixed use neighborhoods (residential and commercial)
- Wanted new development to look and function like traditional neighborhoods that already exist in Saratoga
- Wanted to be clear about development expectations – lots of graphics

# City of Saratoga Springs

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## Optional approaches considered:

- Prepare a parallel transect ordinance and offer it as an option with incentives
  - ***Rejected*** because it would not mandate change
- Adopt a complete new form-based ordinance to fully replace existing zoning
  - ***Rejected*** as too costly and too radical
- Adopt form-based zoning for areas of the City where the development action should be
  - ***Accepted*** because it fit the budget and was less radical



# Made Form-Based Zoning fit the community

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## **Special Development Areas**

**Replaced seven zoning districts with three new districts:**

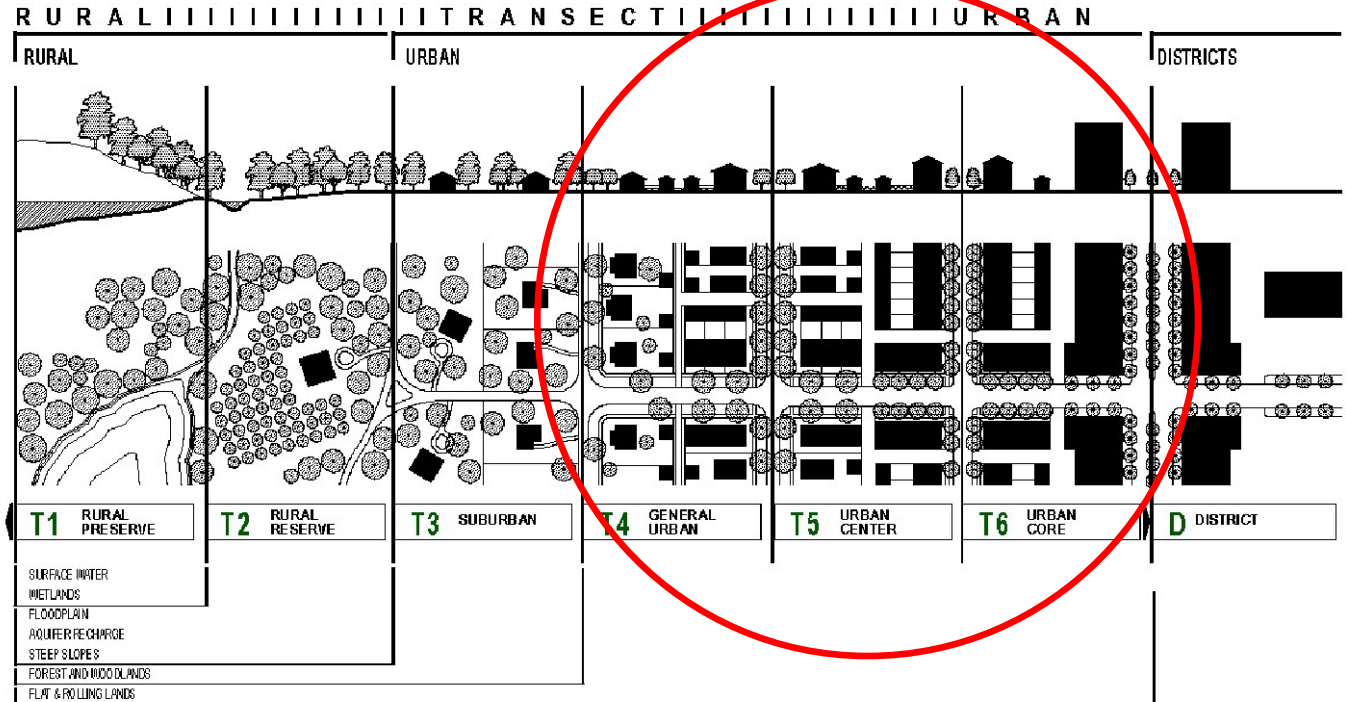
**T- 4 Urban Neighborhood**

**T- 5 Neighborhood Center**

**T- 6 Urban Core (downtown)**

**New site development standards - written and graphic - bring clarity to development process**

# Transect Approach



LESS DENSITY	MORE DENSITY
PRIMARYLY RESIDENTIAL USE	PRIMARYLY MIXED USE
SMALLER BUILDINGS	LARGER BUILDINGS
MOST BUILDINGS DETACHED	MOST BUILDINGS ATTACHED
DEEP SETBACKS	SHALLOW SETBACKS
ROTATED FRONTAGES	ALIGNED FRONTAGES
ARTICULATED MASSING	SIMPLE MASSING
ROADS & LANES	STREETS & ALLEYS
PATHS & TRAILS	SIDEWALKS & PAVESIDES
DESIGN SPEED	POSTED SPEED
LESS WALKABLE	MORE WALKABLE
THREE-WAY INTERSECTIONS	FOUR-WAY INTERSECTIONS
OPPORTUNISTIC PARKING	DEDICATED PARKING
LARGER CURB RADIUS	SMALLER CURB RADIUS
OPEN SIDEWALKS	RAISED CURBS
SPORADIC TASK LIGHTING	EVEN STREET LIGHTING
DEFLECTED AXES	TERMINATED AXES
CURVILINEAR THOROUGHFARES	RECTILINEAR THOROUGHFARES
PICTURESQUE PLANTING	ALIGNED PLANTING
MIXED TREE CLUSTERS	SINGLE TREE SPECIES
PARKS & MEADOWS	PLAZAS & SQUARES
LOCAL GATHERING PLACES	REGIONAL INSTITUTIONS
WOODEN BUILDINGS	MASONRY BUILDINGS
PITCHED ROOFS	FLAT ROOFS
OVERHANGING EAVES	TALL CORNICES
FENCES	STREET WALLS

TABLE 3: CONFIGURATION AND DIMENSIONAL  
STANDARDS FOR TRANSECT ZONES

	T-4 URBAN NEIGHBORHOOD	T-5 NEIGHBORHOOD CENTER	T-6 URBAN CORE
ADDED 5/20/03			
<b>MANDATORY STANDARDS</b>			
FRONTAGE BUILD-OUT	50% min.	70% min.	80% min.
BUILD TO-LINE			

	T-4 URBAN NEIGHBORHOOD	T-5 NEIGHBORHOOD CENTER	T-6 URBAN CORE
ADDED 5/20/03			
<b>MANDATORY STANDARDS</b>			
FRONTAGE BUILD-OUT	50% min.	70% min.	80% min.
BUILD TO-LINE			
ALL BUILDINGS FROM FRONTAGE LINE	12 ft. to 18 ft.	0 ft. to 12 ft.	0 ft. to 12 ft.
<b>SIDE SETBACK</b>			
PRINCIPAL BUILDING	12 ft. average	0 ft. minimum	0 ft. minimum
BACK BUILDING	6 ft. min. each side	0 ft. min. each side	0 ft. min. each side
OUTBUILDING	6 ft. min. each side	0 ft. min. each side	0 ft. min. each side
<b>REAR SETBACK</b>			
PRINCIPAL BUILDING	24 ft. min.	0 ft. min.	0 ft. min.
OUTBUILDING	5 ft. min.	0 ft. min.	0 ft. min.
<b>BUILDING HEIGHT</b>	2 story minimum <sup>1</sup> 40 ft. max. height	2 story minimum <sup>1</sup> 50 feet max. height	2 story minimum 70 feet max. height

Note 1: Any new construction or addition of less than 3,000 square feet is exempt from this requirement.



# NON-MANDATORY STANDARDS

TABLE 3  
ST

ADDED 5/20/03

## MANDATORY STANDARDS

FRONTAGE BUILD

BUILD TO-LINE

ALL BUILT

FRONTAGE

SIDE SETBACK

PRINCIPAL

BACK BUILDING

OUTBUILDING

REAR SETBACK

PRINCIPAL

OUTBUILDING

BUILDING HEIGHT

## NON-MANDATORY STANDARDS

LOT DIMENSION

WIDTH

BUILDING TYPE

DETACHED

SIDEYARD

COMMON WALL

COURTYARD

FRONTAGE TYPE

OPEN FRONT YARD

PORCH

STOOP

FORE COURT

TERRACE

SHOPFRONT & AWNING

GALLERY & ARCADE

PARKING LOCATION

2<sup>nd</sup> & 3<sup>rd</sup> layer

BLOCK PERIMETER

1400 ft. max

1400 ft. max

Note 1: Any new construction or addition of less than 3,000 square feet is exempt from this requirement.

## LOT DIMENSION

WIDTH

## BUILDING TYPE

DETACHED

SIDEYARD

COMMON WALL

COURTYARD

## FRONTAGE TYPE

OPEN FRONT YARD

PORCH

STOOP

FORE COURT

TERRACE

SHOPFRONT & AWNING

GALLERY & ARCADE

## PARKING LOCATION

## BLOCK PERIMETER

Prohibited

Permitted

Permitted

Prohibited

Permitted

Permitted

Permitted

Permitted

Prohibited

Permitted

Prohibited

Permitted

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Permitted

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Permitted

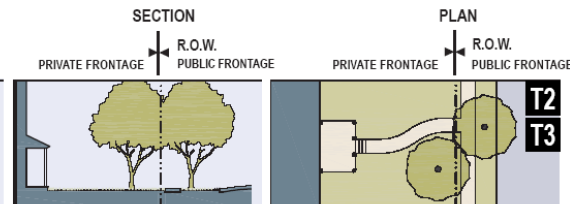
2<sup>nd</sup> & 3<sup>rd</sup> layer

2<sup>nd</sup> & 3<sup>rd</sup> layer

1400 ft. max

1400 ft. max

a. **Common Yard:** a frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.



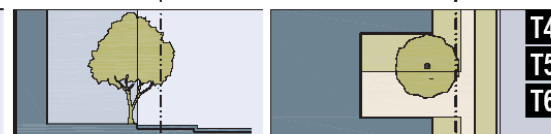
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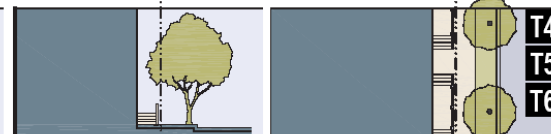
c. **Terrace or Light Court:** a frontage wherein the facade is set back from the frontage line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes.



d. **Forecourt:** a frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.



e. **Stoop:** a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.



f. **Shopfront and Awning:** a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.



g. **Gallery:** a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.



h. **Arcade:** a frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.



# Made Form Based Zoning fit the Community

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- Only a few key mandates
  - Buildings must be close to street
  - Buildings must occupy most of the lot frontage
  - Height must be at least two real stories
- Did not do a detailed regulating plan (viewed as too controlling)

# Saratoga's Initial Experience

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## Initial Public Reactions

- Confusion
  - “What the @\*%# are you talking about?”
- Skepticism
  - “Who is going to build that? Who will want to live in that?”
  - “Too much power given to the Planning Board”
  - “It is going to encourage too much growth”



# Sample Projects

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## Franklin Square (Phase I, II, III, & IV)

- Site was vacant rail bed and parking area.
- Most parking in basement or portion of first floor.
- All commercial use on first floor – residential above.
- Lot of balconies
- Prices range of \$250,000 to \$1 M for units.



# Sample Projects

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## Adirondack Trust Company

- 27,000 sq. ft. liner building for 2 story public parking lot.
- First floor incubator retail space (reduced rents).
- Bank will use upper floors
- Bank has long supported downtown projects
- Could have moved these offices to suburban location.



# Sample Projects

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## Park Plaza

- 42 residential condo units
- 21,000 sq. ft. of condo commercial space on part of the first and second floor
- 75 parking spaces in basement and rear of first floor.





# Sample Projects

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## The Mill Townhouses

- 17 townhouses opposite old mill – brownfield site.
- New public alley in rear to service units.



# Sample Projects

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## Hampton Inn – 124 Rooms

- Adjoins new 64-unit condo with
  - 25,000 sf commercial space
  - 2 levels of parking for hotel and condos





# Sample Project: Before/After



# Sample Project: Before/After





# Saratoga's Experience

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## Most are happy with the results

- Development has been attracted to these zones
  - Under form-based zoning, the City approved 15 major projects - \$200+ million – 1,000,000 sq. ft.
  - More projects are still in the pipeline
- Development approvals are quicker

# A Form-Based Code for Northampton?

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# Form-Based Code for Northampton?

## Future Land Use Map

The Future Land Use Map is proposed to provide the City with a basis for making consistent decisions on capital investments and land use into the future. The Future Land Use Map is adopted with this document. The Map may be amended over time to ensure consistency and to provide a measurement of success in the completion of Sustainable Northampton.

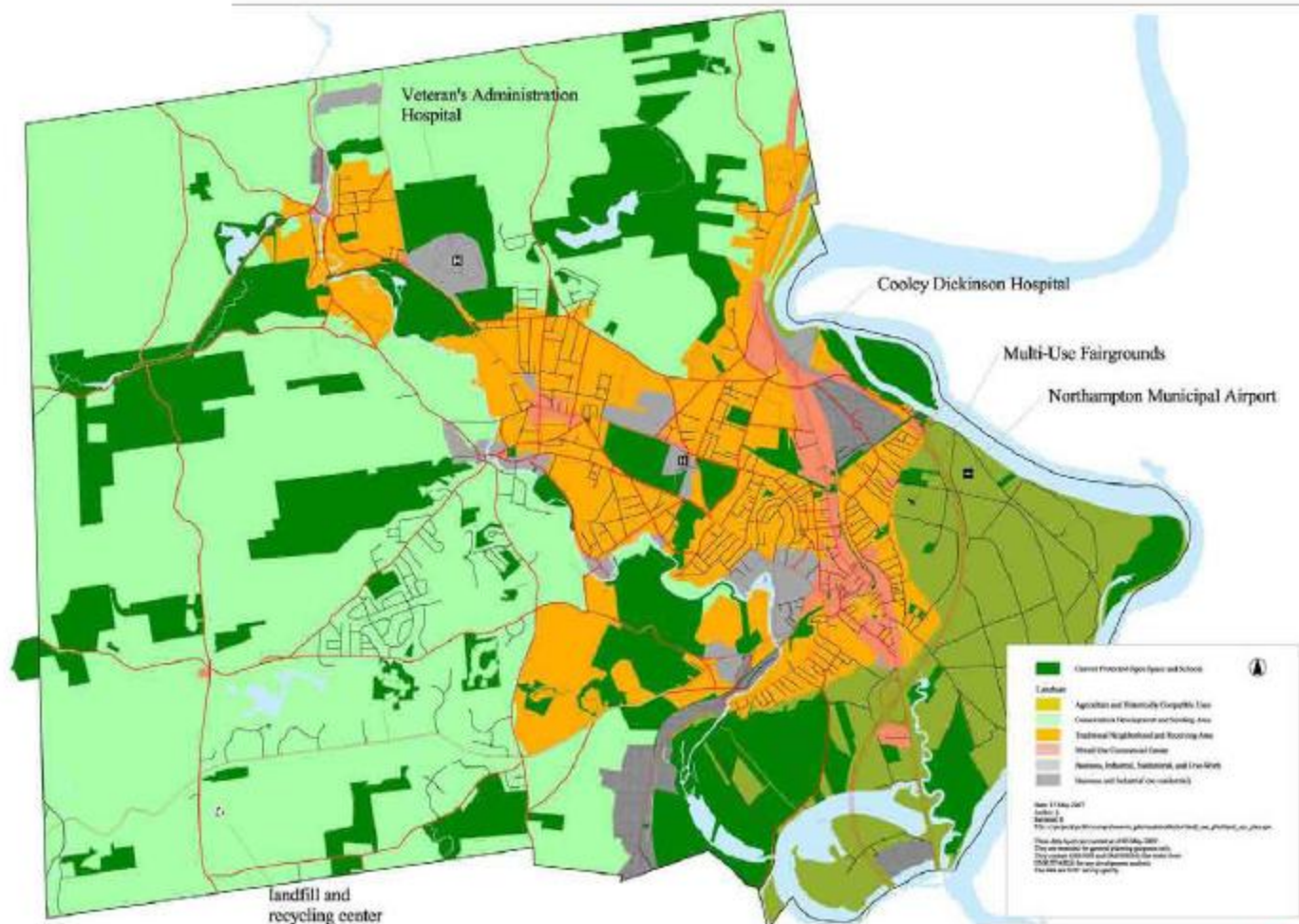
The Future Land Use Map is not a prescriptive regulatory document such as the Zoning Map, which requires conformance for land use and development. The Future Land Use Map provides broad guidance for making decisions on all city actions: programs, land use decisions, regulations, and capital expenditures. Zoning Map amendments may be anticipated as one method of implementing the Future Land Use Map and this Plan. The Future Land Use Map must be flexible, but with consistent use it will result in an accumulation of decisions that support the City goals.

The Future Land Use Map shows:

- Concentration of traditional development in the historically denser areas of Downtown, Florence and Leeds;
- Low-density development in the watersheds. This plan will allow transfer of development rights into the higher density areas;
- Expansion of land for commercial/economic development;
- Areas for continued preservation of agriculture and related uses.

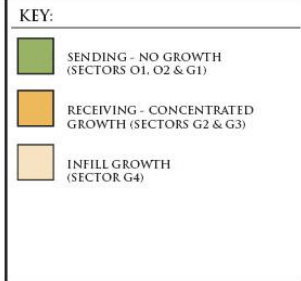
Click [here](#) to see full-size plan online.

From 2000-2007, 365 new residential units were constructed in the City. 51% were constructed within the orange "traditional neighborhood/receiving area" of the map; and 49% were constructed in the "Conservation Development" areas.



# Form-Based Code for Northampton?

## Sector Map (Design Strategy)



Illustrated here is the over-arching design strategy of ESN.

Each sector is defined by and includes the following:

### SENDING (NO GROWTH)

- Medium Slopes
- Woodlands
- Flood Plains
- Open Space to be Acquired
- Corridors to be Acquired
- Buffer to be Acquired
- Legacy Woodland
- Legacy Farmland
- Legacy Viewshed
- Surface Waterbodies
- Protected Wetlands
- Protected Habitat
- Riparian Corridor
- Conservation Easements
- Land Trust
- Transport Corridors
- Open Space
- Selected Residential Subdivisions

### RECEIVING (CONCENTRATED GROWTH)

- Proximity to Major Thoroughfares
- Proximity to Major Transit
- Already Developed Areas

### INFILL GROWTH

- Already Developed Areas



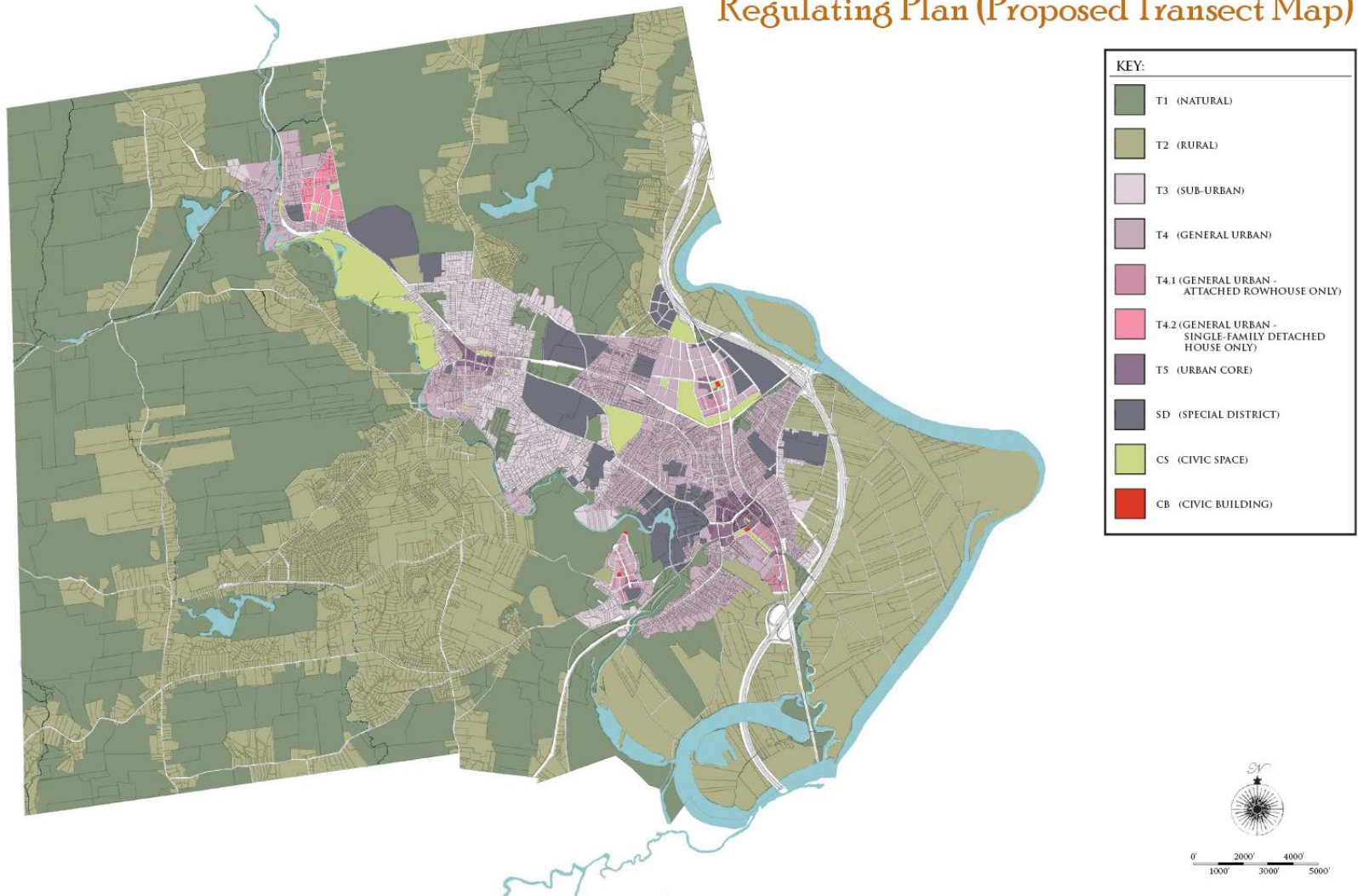
0' 1000' 2000' 3000' 4000' 5000'





# Form-Based Code for Northampton?

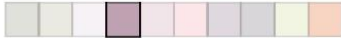
## Regulating Plan (Proposed Transect Map)



# Form-Based Code for Northampton?

## Transect Zone 4: GENERAL URBAN

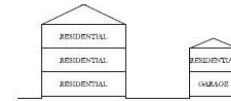
TYPE IV.1 - SINGLE FAMILY DETACHED  
CORNER & MID-BLOCK



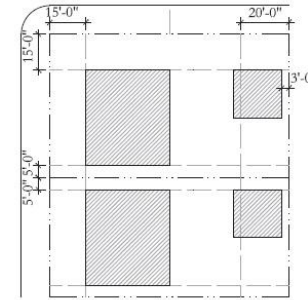
HEIGHTS & USAGE

BUILDING LOCATION

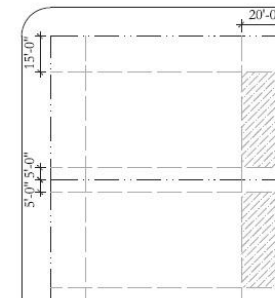
PARKING LOCATION



Type IV1 buildings may be a maximum of three (3) stories tall, plus an optional tower. Outbuildings shall have a maximum height of two (2) stories and shall not exceed the height of the primary building.

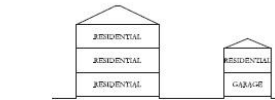


Type IV1 buildings shall be built to a build-to line fifteen (15) feet back from the front property line (from both fronts on corner lots) with a five (5) foot side setback and twenty (20) foot rear setback. Porches and stairs may project ten (10) feet, and upper floor balconies four (4) feet, forward from the front build-to line, but may not encroach on side or rear yard setbacks. There shall be a maximum lot coverage of 50%, including outbuildings. Outbuildings must be located a minimum of three (3) feet from the rear of the lot line, and shall have standard sideyard setbacks.

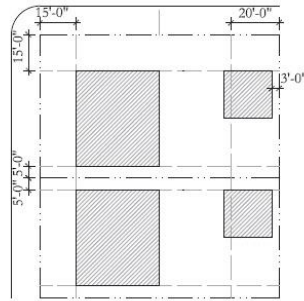


Type IV1 lots shall have a minimum of one off-street parking space per dwelling unit, including outbuildings. A minimum parking depth shall be designated at the rear property line of not less than twenty (20) feet which may include outbuildings.

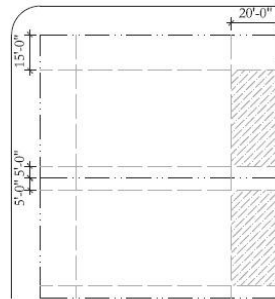
# Form-Based Code for Northampton?



Type IV2 buildings may be a maximum of three (3) stories tall, plus an optional tower. Outbuildings shall have a maximum height of two (2) stories and shall not exceed the height of the primary building.



Type IV2 buildings shall be built to a build-to line fifteen (15) feet back from the front property line (from both fronts on corner lots) with a five (5) foot side setback and twenty (20) foot rear setback. Porches and stairs may project ten (10) feet, and upper floor balconies four (4) feet, forward from the front build-to line, but may not encroach on side or rear yard setbacks. There shall be a maximum lot coverage of 50%, including outbuildings. Outbuildings must be located a minimum of three (3) feet from the rear of the lot line.



Type IV2 lots shall have a minimum of one off-street parking space per dwelling unit, including outbuildings. A minimum parking depth shall be designated at the rear property line of not less than twenty (20) feet which may include outbuildings.

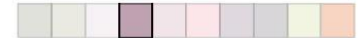
HEIGHTS & USAGE

BUILDING LOCATION

PARKING LOCATION

## Transect Zone 4: GENERAL URBAN

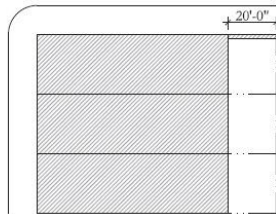
TYPE IV.2 - DUPLEX DETACHED  
CORNER & MID-BLOCK



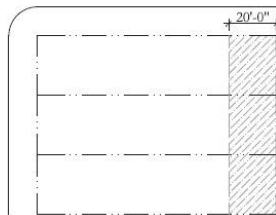
# Form-Based Code for Northampton?



Type V.8 buildings shall have a minimum of two (2) and a maximum of four (4) stories tall plus an optional tower.



Type V.8 buildings shall be built to the front property line (from both fronts on corner lots) with no minimum rear setback. A maximum four (4) foot projection over the front build-to line permitted for upper floor balconies, and stairs at grade to a maximum of three (3) feet.



Type V.8 lots shall have no minimum off-street parking requirement, but a minimum parking depth shall be designated at the rear property line of not less than twenty (20) feet.

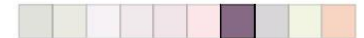
HEIGHTS & USAGE

BUILDING LOCATION

PARKING LOCATION

## Transect Zone 5: URBAN CENTER

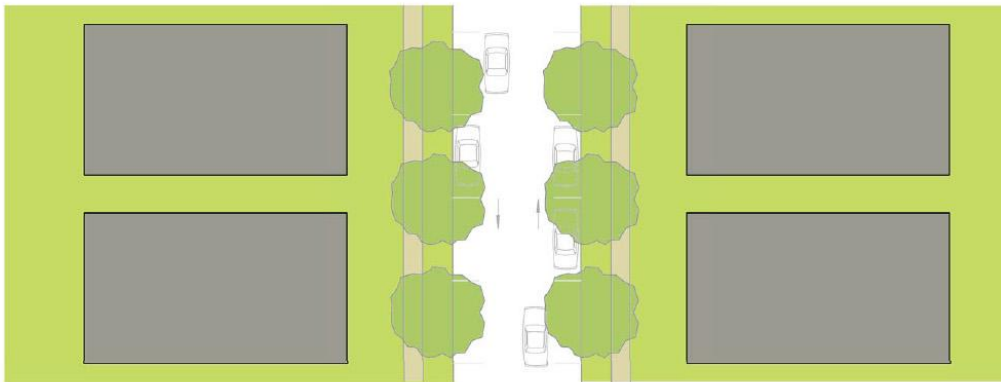
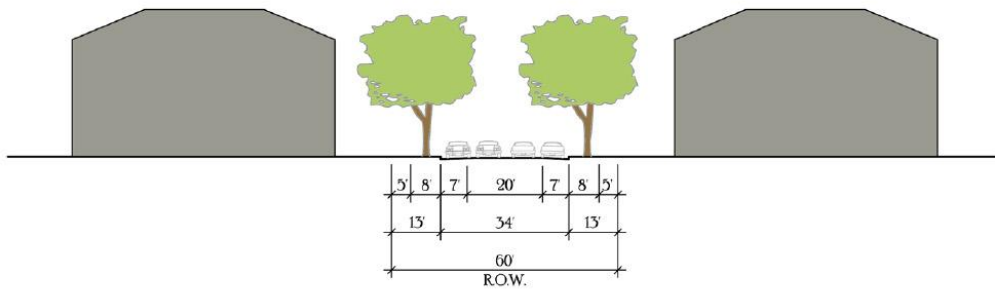
TYPE V.8 - MIXED-USE BUILDINGS  
CORNER & MID-BLOCK





# Form-Based Code for Northampton?

## Street Type 10: STREET III



### DESIGN SPEED

- 25-30 MPH

### R.O.W. WIDTH

- 60'

### DIRECTIONALITY

- TWO-WAY (ONE LANE PER DIRECTION)

### PARKING

- PARALLEL ON EACH SIDE

### BIKE LANES

- NO

### PLANTINGS

- PLANTER STRIP WITH TREES ALONG EACH SIDE (30' ON-CENTER)



# Form-Based Code for Northampton?

## Street Type 3: AVENUE I (North King Street)

### DESIGN SPEED

- 30-35 MPH

### R.O.W. WIDTH

- 100'

### DIRECTIONALITY

- TWO-WAY (TWO LANES PER DIRECTION)

### PARKING

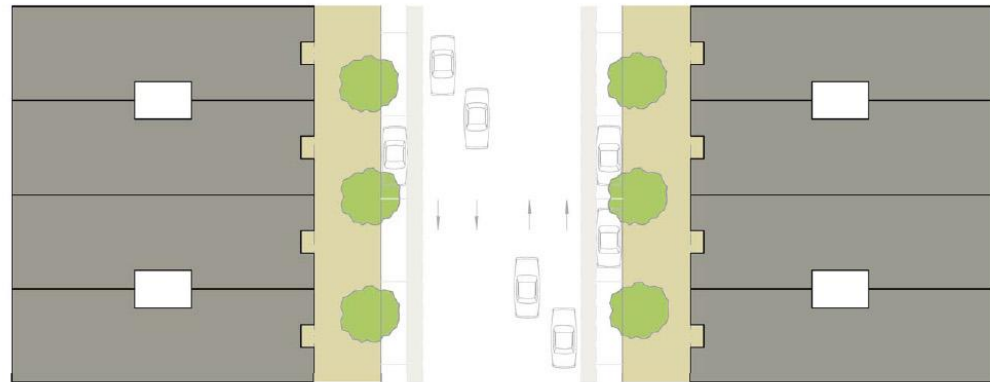
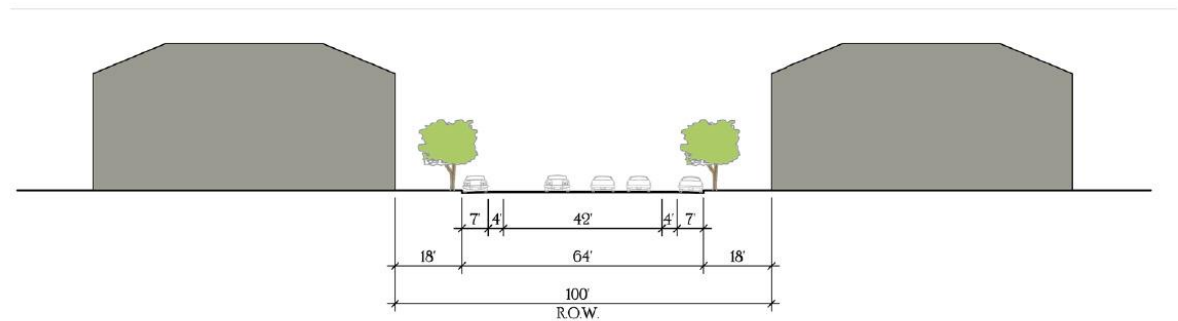
- PARALLEL ON TWO SIDES

### BIKE LANES

- YES

### PLANTINGS

- TREES IN 4' X 4' GRATES (30' ON-CENTER)



# Form-Based Code for Northampton?

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# Form-Based Code for Northampton?

AERIAL: MAIN STREET, PLEASANT & CONZ NEIGHBORHOOD





# Form-Based Code for Northampton?





# Form-Based Code for Northampton?





# Form-Based Code for Northampton?



# Resources

Form-Based Codes Institute

[www.formbasedcodes.org](http://www.formbasedcodes.org)

Congress for the New Urbanism

[www.cnu.org](http://www.cnu.org)

Northampton Design Forum (Notre Dame  
Report)

[www.northamptondesignforum.org](http://www.northamptondesignforum.org)