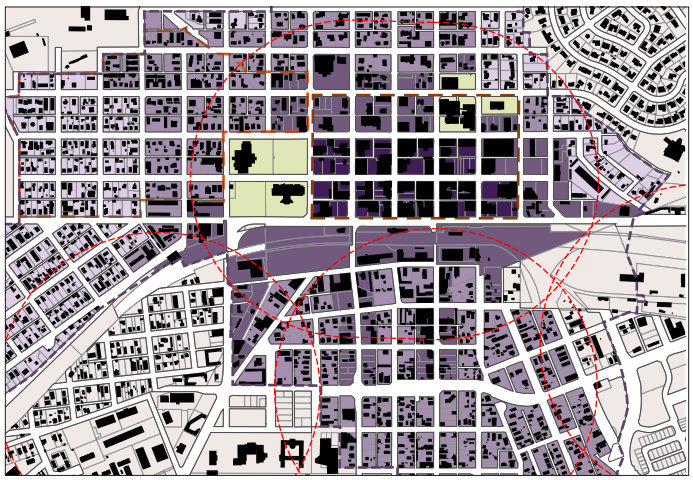
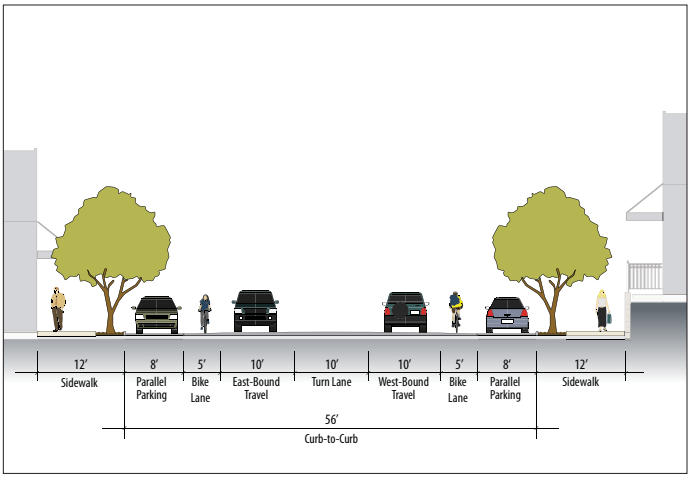
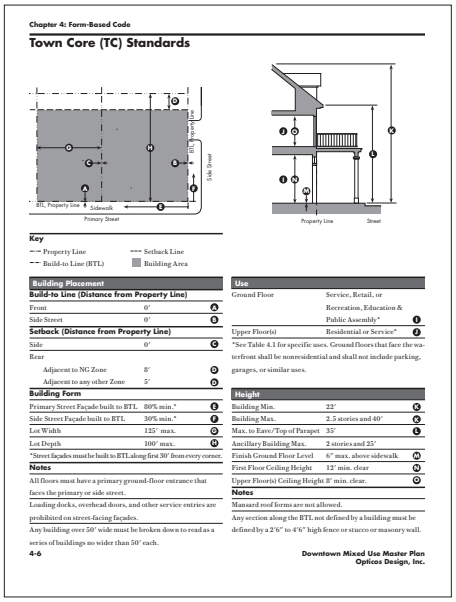






Chapter 4: Form-Based Code

Town Core (TC) Standards

Key

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

Building Placement		
Build-to Line (Distance from Property Line)		
Front	0′	A
Side Street	0′	B
Setback (Distance from Property Line)		
Side	0′	C
Rear		
Adjacent to NG Zone	8′	D
Adjacent to any other Zone	5′	E
Building Form		
Primary Street Façade built to BTL	80% min.*	F
Side Street Façade built to BTL	30% min.*	G
Lot Width	125′ max.	H
Lot Depth	100′ max.	I

*Street façades must be built to BTL along first 30′ from every corner.

Notes

All floors must have a primary ground-floor entrance that faces the primary or side street.

Loading docks, overhead doors, and other service entries are prohibited on street-facing façades.

Any building over 50′ wide must be broken down to read as a series of buildings no wider than 50′ each.

Use		
Ground Floor	Service, Retail, or Recreation, Education & Public Assembly*	1
Upper Floor(s)	Residential or Service*	2

*See Table 4.1 for specific uses. Ground floors that face the waterfront shall be nonresidential and shall not include parking, garages, or similar uses.

Height		
Building Min.	22′	K
Building Max.	2.5 stories and 60′	K
Max. to Eave/Top of Parapet	35′	L
Ancillary Building Max.	2 stories and 25′	
Finish Ground Floor Level	6″ max. above sidewalk	M
First Floor Ceiling Height	12′ min. clear	N
Upper Floor(s) Ceiling Height	8′ min. clear.	O

Notes

Mansard roof forms are not allowed.

Any section along the BTL not defined by a building must be defined by a 2′6″ to 4′6″ high fence or stucco or masonry wall.

City of Cincinnati, Ohio

Form-Based Code Best Practices Report

Opticos Design, Inc.
with Lisa Wise Consulting

March 1, 2010

Opticos Design, Inc.
1285 Gilman Street
Berkeley, CA 94706

p: 510.558.6957
f: 510.898.0801
w: opticosdesign.com

Introduction

The primary objective of the following report is to give an overview of best practice standards for Form-Based Code writing and application.

There are three primary parts of this report:

1. What is a Form-Based Code;
2. A summary of how four different case studies from *Form-Based Codes* are applicable to Cincinnati; and
3. Two new Form-Based Code case studies from Livermore, California and Nashville, Tennessee and a clarification of how techniques used and lessons learned apply to Cincinnati.

This report is intended to be used alongside the report titled, "Existing Regulatory Obstacles for Form-Based Code Application" and the "Focus Neighborhood Mapping" document to inform the future application of Form-Based Coding in the City of Cincinnati.

The following three topics repeatedly came up while reviewing these case studies and thinking about how Cincinnati could learn from them:

1. How to use Form-Based Codes to reinforce neighborhood main streets;
2. How Form-Based Codes can be successfully integrated into an otherwise conventional zoning code;
3. How the Urban-to-rural transect can be modified in its application to relate to complex, existing, built conditions.

These ideas are further explained throughout this report.

1

Form-Based Code

Best Practice Standards

Form-Based Codes

Placemaking with a New Approach to Zoning

Why are Form-Based Codes Needed?

The current zoning system is broken: It has produced auto-dependent development patterns that have compromised community character, our nation's health and the environment and have left communities searching for tools to address these issues.

Form-Based Codes are an alternative to Euclidian Zoning that focus on the creation, revitalization, and preservation of vibrant, walkable urban places. As Elizabeth Plater-Zyberk states in *Form-Based Codes*, "as Global Society swings into action to reduce carbon emissions, the data ever more clearly points to the need to reduce dependence on vehicular mobility and to remake the built environment as transit- and pedestrian-friendly places of dense economic and social interaction. Only the Form-Based Code can ensure such an urbanism." Even developers are supporting this push for zoning reform: at the 2009 New Partners for Smart Growth Conference in Albuquerque, developer Rob Dixon presented his "Top 20 Ways to Make a Green, Smart City," and "replace your Euclidean zoning with Form-Based Codes" was number two on his list.

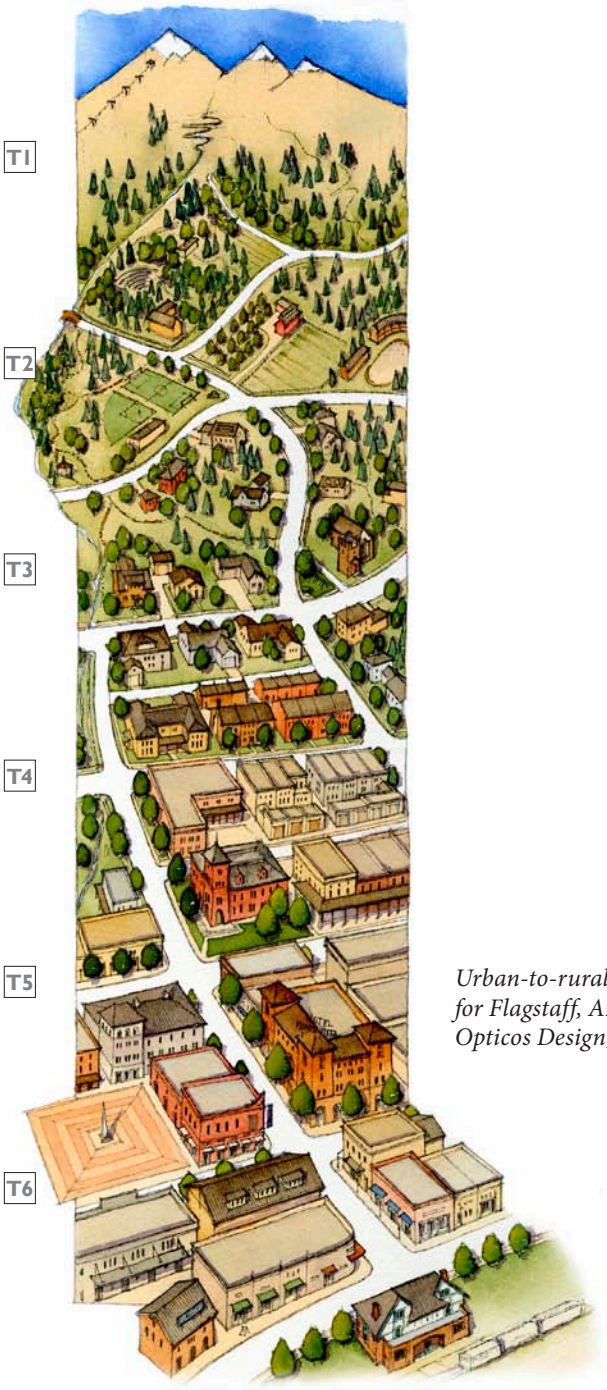
As the market demand for walkable urbanism grows and demographics shift, Form-Based Codes, when created according to these best-practice standards, have proven to be an effective tool for breaking down the barriers to developing and revitalizing urban places and ensuring high-quality predictable built results.

What is a Form-Based Code?

The Form-Based Code Institute defines Form-Based Codes (FBCs) as follows:

Form-based codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-based codes are an alternative to conventional zoning.

The most important aspect of this definition in terms of differentiating FBCs from Euclidean zoning is that the intended physical form or desired place replaces use as the organizing principle, or framework, for the overall code. So instead of a zone being labeled "single-family residential," it might be called "traditional neighborhood," and instead of a zone being called "commercial", it might be called "neighborhood main street." The terms "neighborhood" and "main street" tie back into the intended physical form or place, both of which may include a mix of uses and different building types that create a vibrant walkable urbanism. The urban-to-rural Transect, which categorizes a spectrum of urban to rural contexts in six Transect zones (from the most urban T6 to the most rural T1-see image to right of an urban-to-rural Transect for Flagstaff, Arizona), is a prominent organizing principle within Form-Based Code practice. The second important aspect of this definition is that FBCs replace zoning and are not merely design guidelines.



Urban-to-rural transect for Flagstaff, AZ. Opticos Design, Inc.

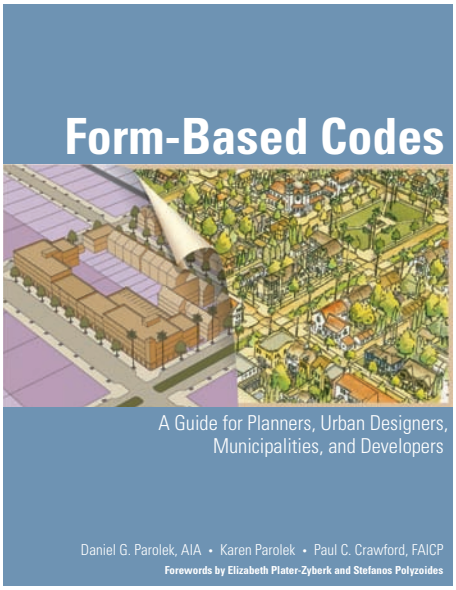
Form-Based Code Components

There is a list of Form-Based Code components that have proven necessary to an effective FBC: the Regulating Plan (which replaces the zoning map), Building Form Standards, Public Space Standards (which consist of Thoroughfare Standards and Civic Space Standards), Frontage Type Standards, Subdivision Standards, and Administration.

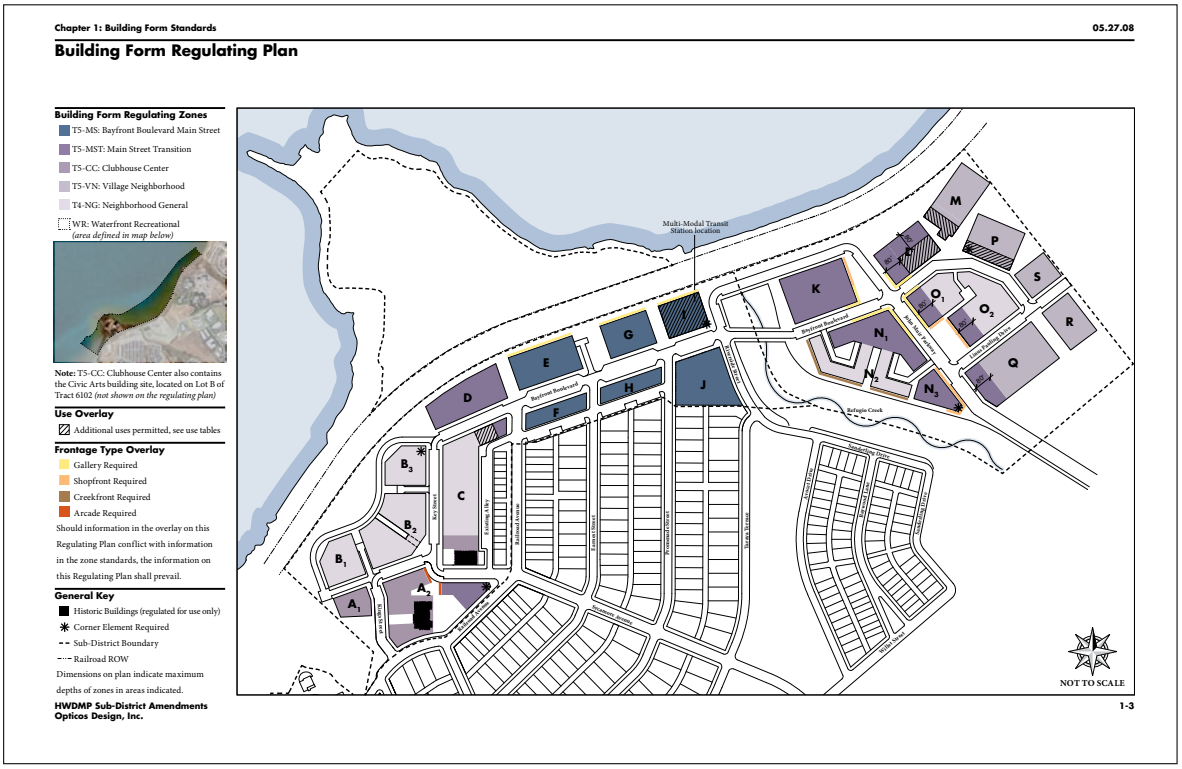
There is also a list of supplementary components that are not mandatory for an effective code, but that can give further clarity to the intended type of place. The more of these components that you can include in your code, the more predictable the implementation will be. This list includes Building Type Standards, Architectural Standards, Landscape Standards, Sustainability Standards (such as stormwater, alternative energy, greywater, etc.), and Green Building Standards.

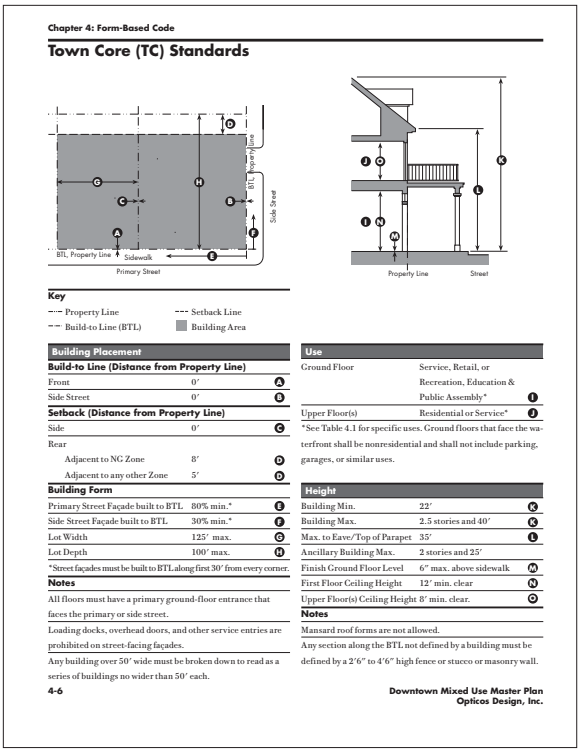
The Regulating Plan

The Regulating Plan takes the place of the zoning map in Form-Based Codes. This map looks a lot like a zoning map at first glance, but upon further review it is clear that this map regulates with intended physical form and type of place as the Organizing Principle, which should be reinforced by form-based zone names that are not use based.



Above: *For a more detailed description of Form-Based Codes see "Form-Based Codes," by Parolek or go to the Form-Based Code Insutite's web site at www.formbasedcodes.org .* ***Below:*** *Regulating Plan Example from the Hercules Bayfront FBC.*





Chapter 4: Form-Based Code

Town Core (TC) Standards

Key

Property Line — Setback Line

Build-to Line (BTL) — Building Area

Building Placement		
Build-to Line (Distance from Property Line)		
Front	0′	A
Side Street	0′	B
Setback (Distance from Property Line)		
Side	0′	C
Rear		
Adjacent to NG Zone	8′	D
Adjacent to any other Zone	5′	D
Building Form		
Primary Street Façade built to BTL	80% min.*	E
Side Street Façade built to BTL	30% min.*	F
Lot Width	125′ max.	G
Lot Depth	100′ max.	H

*Street façades must be built to BTL along first 30′ from every corner.

Notes

All floors must have a primary ground-floor entrance that faces the primary or side street.

Loading docks, overhead doors, and other service entries are prohibited on street-facing façades.

Any building over 50′ wide must be broken down to read as a series of buildings no wider than 50′ each.

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

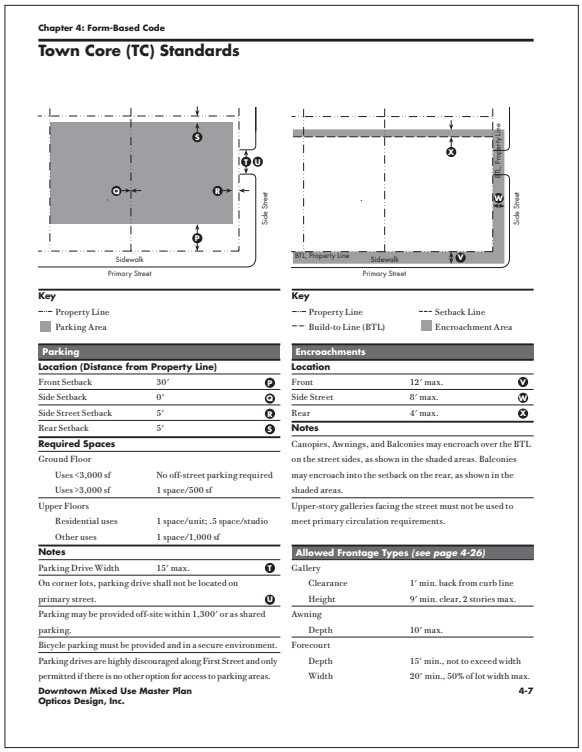
*See Table 4.1 for specific uses. Ground floors that face the waterfront shall be nonresidential and shall not include parking, garages, or similar uses.

Height		
Building Min.	22′	K
Building Max.	2.5 stories and 40′	K
Max. to Eave/Top of Parapet	35′	L
Ancillary Building Max.	2 stories and 25′	
Finish Ground Floor Level	6″ max. above sidewalk	M
First Floor Ceiling Height	12′ min. clear	N
Upper Floor(s) Ceiling Height	8′ min. clear.	O

Notes

Mansard roof forms are not allowed.

Any section along the BTL not defined by a building must be defined by a 2′6″ to 4′6″ high fence or stucco or masonry wall.



Chapter 4: Form-Based Code

Town Core (TC) Standards

Key

Property Line

Parking Area

Parking		
Location (Distance from Property Line)		
Front Setback	30′	P
Side Setback	0′	Q
Side Street Setback	5′	R
Rear Setback	5′	S
Required Spaces		
Ground Floor		
Uses <3,000 sf	No off-street parking required	
Uses >3,000 sf	1 space/500 sf	
Upper Floors		
Residential uses	1 space/unit; .5 space/studio	
Other uses	1 space/1,000 sf	

Notes

Parking Drive Width 15′ max. T

On corner lots, parking drive shall not be located on primary street. U

Parking may be provided off-site within 1,300′ or as shared parking.

Bicycle parking must be provided and in a secure environment.

Parking drives are highly discouraged along First Street and only permitted if there is no other option for access to parking areas.

Key

Property Line — Setback Line

Build-to Line (BTL) — Encroachment Area

Encroachments		
Location		
Front	12′ max.	V
Side Street	8′ max.	W
Rear	4′ max.	X

Notes

Canopies, Awnings, and Balconies may encroach over the BTL on the street sides, as shown in the shaded areas. Balconies may encroach into the setback on the rear, as shown in the shaded areas.

Upper-story galleries facing the street must not be used to meet primary circulation requirements.

Allowed Frontage Types *(see page 4-26)*

Gallery		
Clearance	1′ min. back from curb line	
Height	9′ min. clear, 2 stories max.	
Awning		
Depth	10′ max.	
Forecourt		
Depth	15′ min., not to exceed width	
Width	20′ min., 50% of lot width max.	

Left: *Building Form Standards from Benicia Downtown Mixed Use Master Plan;* ***Below:*** *Thoroughfare Standards from Hercules Waterfront District Master Plan*

Building Form Standards

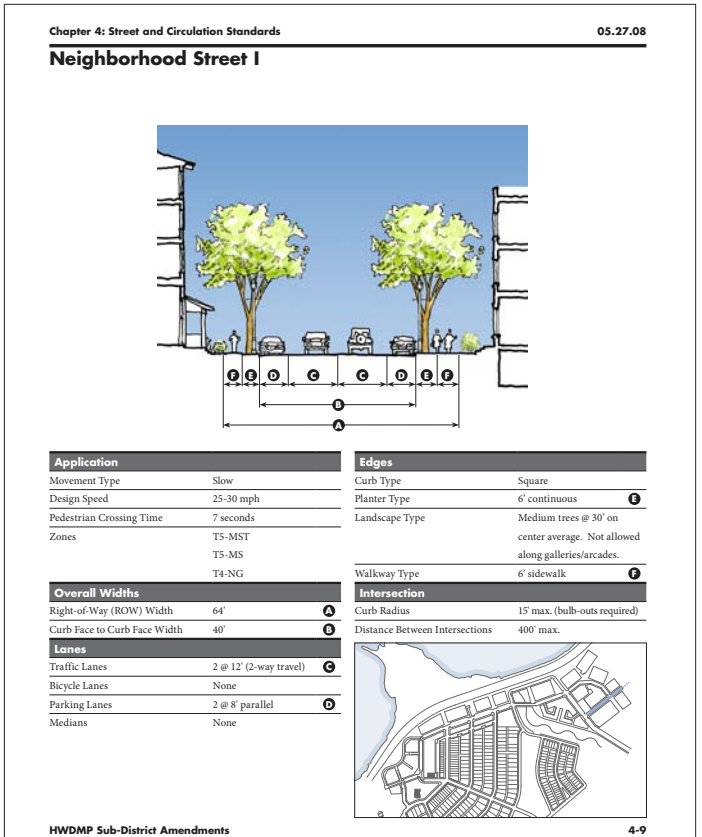
This is the compnent that most people visualize when they think about a Form-Based Code. This component has the primary role in defining and regulating the intended physical form. Typical elements within this component are building form, building placment, building height, general land use, parking location and requirements, encroachments, and allowed frontage types.

Civic Space Standards

This is an important element to ensure that a full menu of civic spaces is included in the Code and that the scale and design approach is calibrated according to where the space resides in the urban to rural continuum.

Thoroughfare Standards (See image below right)

In most cities streets comprise nearly 25% of all space and make up a large percentage of provdided public space as well. Therefore in creating and reinforcing walkable urban environments it is important to consider thoroughfares as a critical elment. Also, details matter tremendously when it comes to thoroughfare design, therefore the exact desired dimensional parameters for the retrofit of existing and creation of new thoroughfares should be included in a Form-Based Code.



Chapter 4: Street and Circulation Standards 05.27.08

Neighborhood Street I

Application	
Movement Type	Slow
Design Speed	25-30 mph
Pedestrian Crossing Time	7 seconds
Zones	T5-MST
	T5-MS
	T4-NG

Overall Widths		
Right-of-Way (ROW) Width	64′	A
Curb Face to Curb Face Width	40′	B

Lanes		
Traffic Lanes	2 @ 12′ (2-way travel)	C
Bicycle Lanes	None	
Parking Lanes	2 @ 8′ parallel	D
Medians	None	

Edges		
Curb Type	Square	
Planter Type	6′ continuous	E
Landscape Type	Medium trees @ 30′ on center average. Not allowed along galleries/arcades.	
Walkway Type	6′ sidewalk	F

Intersection	
Curb Radius	15′ max. (bulb-outs required)
Distance Between Intersections	400′ max.

HWDMP Sub-District Amendments
Opticos Design, Inc.

4-9

Frontage Type Standards

Frontages create an appropriate transition from the private realm (inside of a building) to the public realm (sidewalk or yard), providing a clear threshold for this mental transition to occur. A typical starting point for a menu of frontage types includes porches, terraces, forecourts, stoops, shopfronts, galleries, and arcades. The final menu used within the Form-Based Code should be modified to include any unique frontage types that have occured historically or that address climatic conditions, and remove any of these typical type that would not be appropriate for the context.

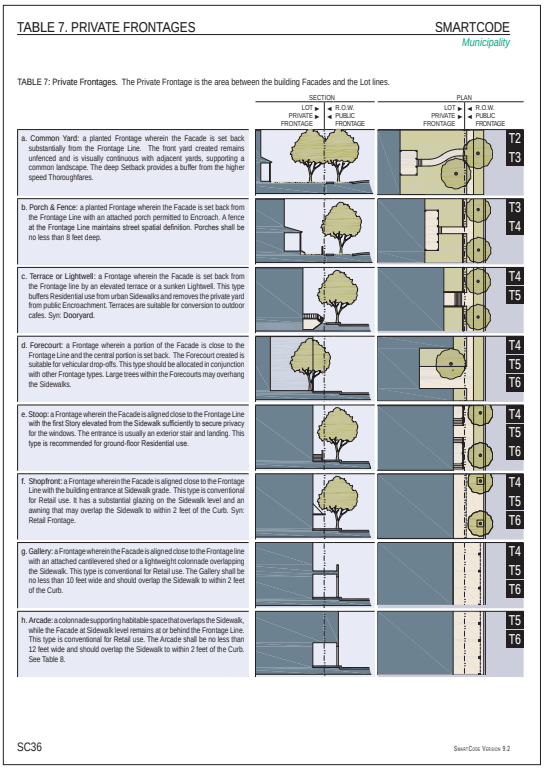


TABLE 7. PRIVATE FRONTAGES — SMARTCODE *Municipality*

TABLE 7: Private Frontages. The Private Frontage is the area between the building Facades and the Lot lines.

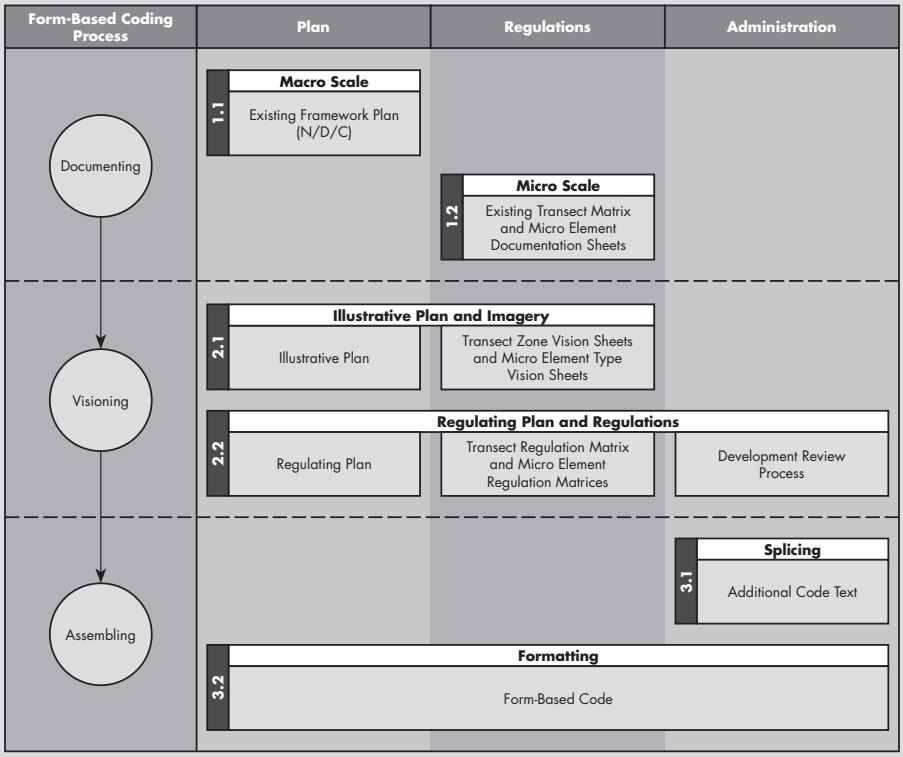
	SECTION: LOT ▸ PRIVATE FRONTAGE ◂ R.O.W. PUBLIC FRONTAGE	PLAN: LOT ▸ PRIVATE FRONTAGE ◂ R.O.W. PUBLIC FRONTAGE	
a. Common Yard: a planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.			T2 T3
b. Porch & Fence: a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.			T3 T4
c. Terrace or Lightwell: a Frontage wherein the Facade is set back from the Frontage line by an elevated terrace or a sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.			T4 T5
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.			T4 T5 T6
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.			T4 T5 T6
f. Shopfront: 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 within 2 feet of the Curb. Syn: Retail Frontage.			T4 T5 T6
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 should overlap the Sidewalk to within 2 feet of the Curb.			T4 T5 T6
h. Arcade: a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb. See Table 8.			T5 T6

SC36 — SmartCode Version 9.2

Table 7 from the SmartCode (DPZ) gives a good overview of potential frontage types.

3-Step Process for Creating a Form-Based Code

There are three important steps in the process of creating a Form-Based Code: Documentation, Visioning, and Assembling. The two scales of Documentation are the macro-scale, which establishes a framework of existing neighborhoods, districts, and corridors, and the micro-scale, which documents blocks, lots, building placement, frontage types and other small scale elements that add to the character and quality of the built environment. The Visioning phase engages the community and allows them to participate in the creation of a detailed design vision that the Form-Based Code will implement. The Assembling phase is the process of compiling the code content into a usable format and structure and plugging it into the existing zoning code if it is not going to completely replace it.



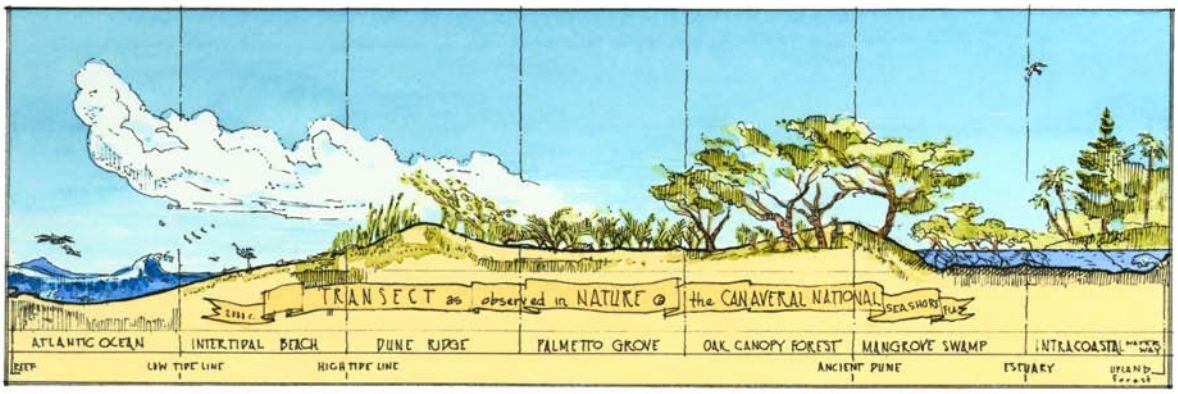
The Transect

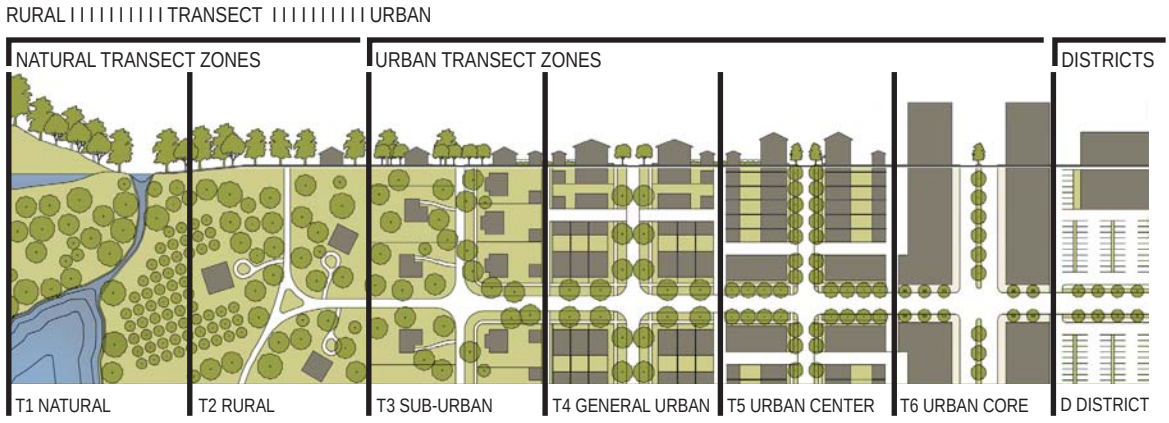
The Transect is an Organizing Principle often used in Form-Based Coding that focuses first on the intended character and type of place and second on the mix of uses within. This flips the framework used in conventional or Euclidean zoning, in which use is the primary focus and form comes second. Transect zones are used to reinforce existing or to create new walkable mixed-use urban environments.

"The rural-to-urban Transect is a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most rural condition to the most urban. It provides a standardized method for differentiating between the intentions for urban form in various areas using gradual transitions rather than harsh distinctions. The zones are primarily classified by the physical intensity of the built form, the relationship between nature and the built environment, and the complexity of uses within the zone."

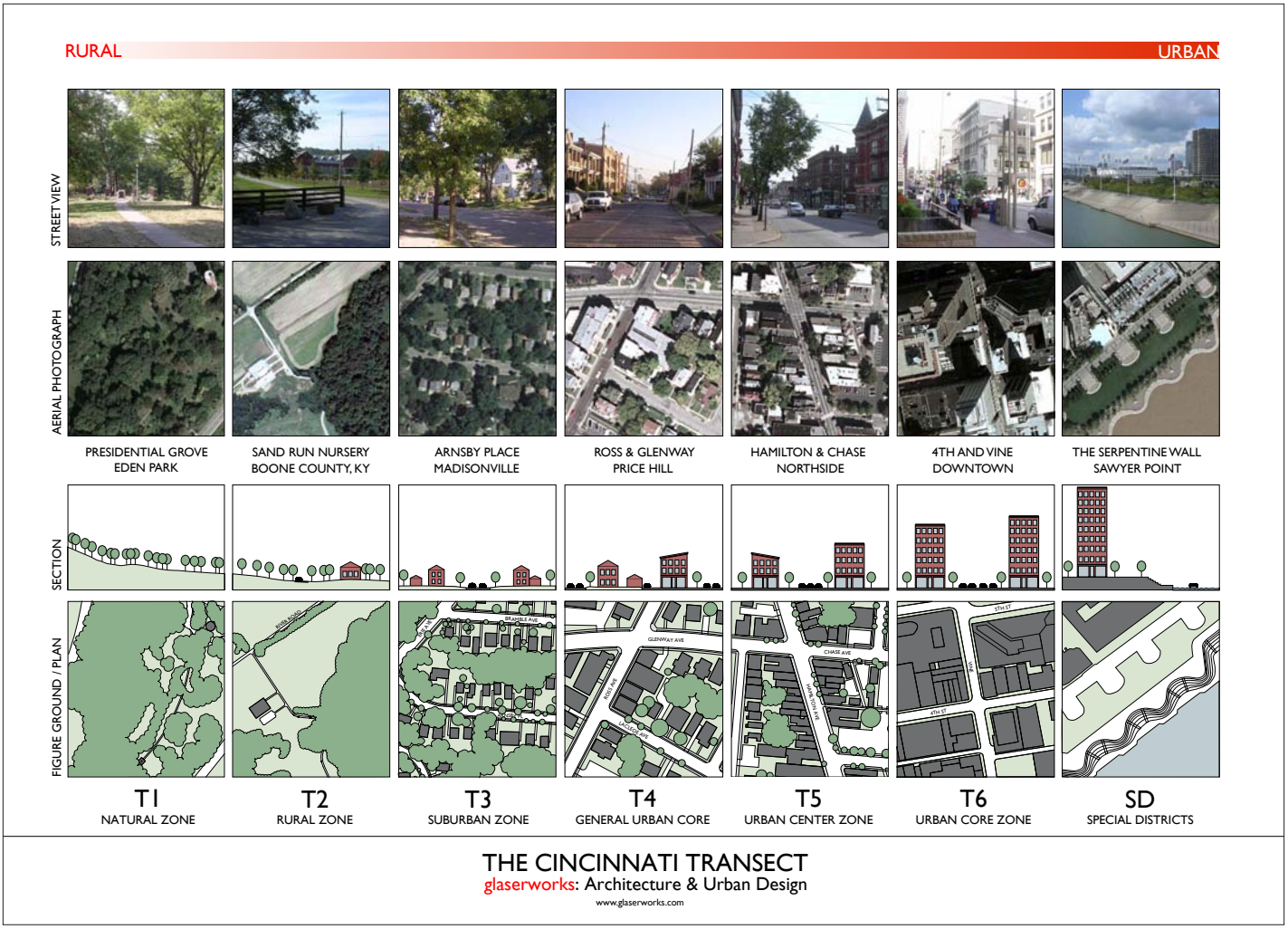
~ Form-Based Codes

The model Transect for American towns is divided into six Transect zones or T-zones: Natural (T1), Rural (T2), Sub-urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6), together with a Special District (SD) designation for areas with specialized purposes (e.g., heavy industrial, transportation, entertainment, or university districts, among other possibilities). Each T-zone is given a number: higher numbers designate progressively more urban zones, and lower numbers designate more rural zones.

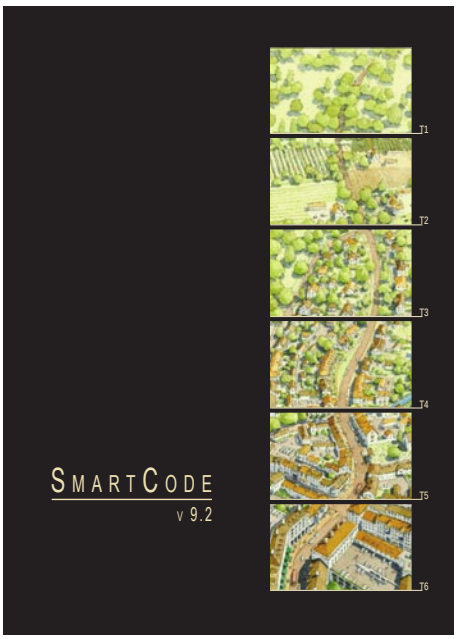




SmartCode: DPZ



Above: *Cincinnati Urban-to-Rural Transect by Glaserworks, a local architecture and urban design firm.* ***Right:*** *The SmartCode is a model, Transect-Based, Form-Based Code.*



2

Case Studies

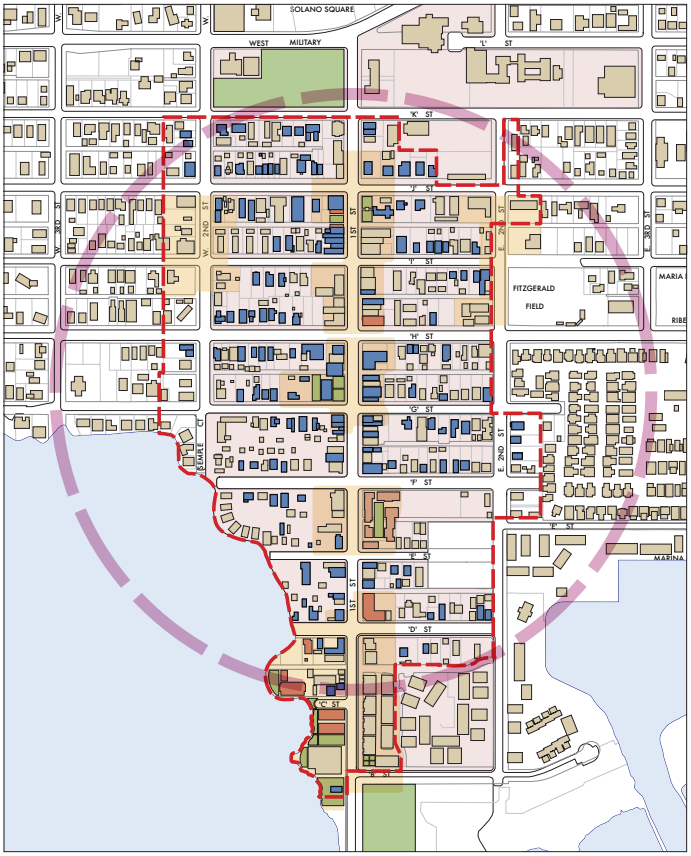
From *Form-Based Codes* & *How They Are Relevant to Cincinnati*

Benicia, California

Downtown Master Plan and Form-Based Code Application

The City of Benicia has a population of approximately 28,000 people and is located along the Carquinez Strait in the San Francisco Bay Area.

Status:	Adopted April 3, 2007
Scale:	Part of City/Town
Implementation Method:	Mandatory & Integrated
Site Context:	Redevelopment/Infill
Site Size:	N/A
Administration:	City/County Staff
Organizing Principle:	Modified Transect
Buildings Completed Under Code:	2 infill buildings
Code Consultants(s):	Opticos Design, Inc. Lisa Wise Consulting
Agency:	City of Benicia, California Community Development Department
Contact:	Charlie Knox Community Development/Public Works Director 707-746-4280 charlie.knox@ci.benicia.ca.us



How is this relevant to Cincinnati?

The Evolution and Revitalization of a Small Town Neighborhood-Scale Main Street

The primary focus was on the revitalization and evolution of a small town main street, which is similar in scale to most of the neighborhood main streets in Cincinnati, and defining and regulating appropriate transitions from the main street into the residential areas. This code removed barriers that were in place and provided incentives for the right types of projects in the right locations.

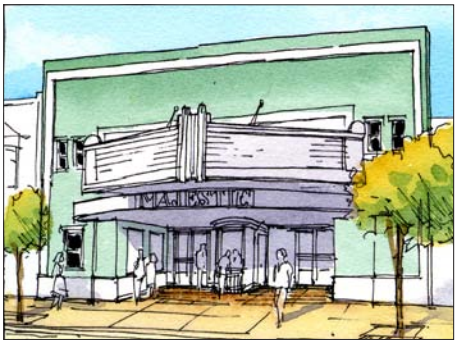
Refining the Application of Mixed Use in Historic Neighborhoods

This code and plan refined the vaguely defined mixed-use classification that existed. This was done in both the physical form regulations and the land use tables within the Form-Based Code. This type of careful thought and refinement is necessary in Cincinnati's Form-Based Code application in order to help refine the intent and function of the CN-P, CN-M, RMX, OL, and RM zones that are part of and adjacent to the neighborhood main streets in Cincinnati.

A Model Code for Simplicity and Clarity

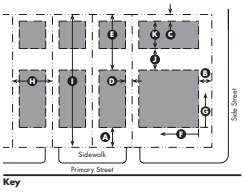
The last reason this was chosen as a case study was to illustrate the simplicity and clarity that should be inherent in Form-Based Codes created for the Focus Neighborhoods in Cincinnati. The usability is not just inherent in the graphic integration, but also in the basic intent of each zone and the concise regulatory content.

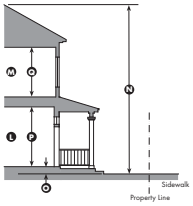
Left: Illustrative Plan; Right: Images from the Master Plan process.



Cincinnati FBC Consultation
Opticos Design, Inc.

Neighborhood General-Open (NG-O) Standards





Key

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

Building Placement		
Build-to Line (Distance from Property Line)		
Front	20′ *	A
Side Street	10′	B
Rear, Ancillary Building	5′	C
*May be reduced to meet furthest back adjacent BTL if adjacent BTL is less than 20′ from property line.		
Setback (Distance from Property Line)		
Side	4′ one side, 8′ other	D
Rear, Main Building	35′ *	E
* Setback shall be measured from 120′ from front property line if no alley adjoins the property.		
Building Form		
Primary Street Façade built to BTL	50% min.	F
Side Street Façade built to BTL	30% min.	G
Lot Width	50′ max.	H
Lot Depth	150′ max.	I
Distance between buildings	10′ min.	J
Depth of ancillary building	28′ max.	K
Footprint of ancillary building	1000 sf max.	

Use		
Ground Floor	Residential, Retail, or Service	L
Upper Floor(s)	Residential	M
*See Table 4.5 for specific uses.		

Height		
Building Max.	2.5 stories and 30′ max.	N
Ancillary Building Max.	1.5 stories and 15′ max.	
Finish Ground Floor Level	18″ min. above sidewalk*	O
First Floor Ceiling Height	10′ min. clear	P
Upper Floor Ceiling Height	8′ min. clear	Q
*6″ on downslope lots.		

Notes

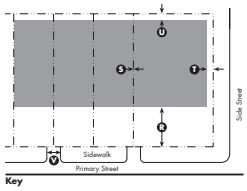
Mansard roof forms are not allowed.

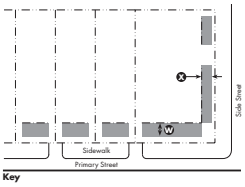
The windows along any portion of a building that project beyond the rear façade of adjacent homes must be privacy windows if the façade is 10′ or less from the side property line.

Any decks on the rear of homes greater than 2′ above grade must have a privacy screen toward neighboring lots.

Monument and illuminated signs are prohibited.

Neighborhood General-Open (NG-O) Standards





Key

Property Line
Parking Area

Key

Property Line — Setback Line
Build-to Line (BTL) — Encroachment Area

Parking		
Location (Distance from Property Line)		
Front Setback	20′	R
Side Setback	0′	S
Side Street Setback	5′	T
Rear Setback	5′	U
Required Spaces		
Residential Uses		
Studio unit	½ space	
1-2 bedroom unit	1 space	
3+ bedroom unit	1 space plus additional ½ space for every bedroom over two	
Other uses	1 space/1,000 sf	
On lots without alley access, a one-unit ancillary structure up to 400 sf may be built without requiring additional parking.		
Notes		
Parking Drive Width	11′ max.	V
No more than a single space of parking is allowed in front of the front façade plane.		
50% of the on-street parking spaces adjacent to lot can count toward parking requirements.		

Encroachments		
Location		
Front	10′ max.	W
Side Street	8′ max.	X
Notes		
Porches, Balconies, and Bay Windows may encroach into the setback on the street sides, as shown in the shaded areas.		

Allowed Frontage Types *(see page 4-26)*	
Stoop	
Depth	4′ min., 6′ max.
Forecourt	
Depth	20′ min., not to exceed width
Width	20′ min., 50% of lot width max.
Porch	
Depth	8′ min.
Height	2 stories max.
Common Lawn	
Porch Depth	8′ min.

Neighborhood General-Open (NG-O) Standards

Table 4.5: Neighborhood General (NG-0) Zone Allowed Land Uses and Permit Requirements

Land Use Type[1]	Permit Required	Specific Use Regulations
Recreation, Education & Public Assembly		
Meeting facility, public or private	MUP	
Park, playground	P	
School, public or private	MUP	
Studio: art, dance, martial arts, music, etc.		
< 1500 sf	MUP	
> 1500 sf	NA	
Theater, cinema, or performing arts	MUP	
Residential		
Dwelling: Single family	P	
Home occupation		
< 300 sf and 2 or fewer employees	P	
> 300 sf and 3 or fewer employees	P	
> 300 sf and 3 or more employees	P	
Live/work unit	P	
Mixed use project residential component	P	
Dwelling: Multi-Family-Duplex	P	
Ancillary Building	P	
Residential Care, 7 or more clients	UP	
Residential Care, 6 or fewer clients	MUP	

Land Use Type[1]	Permit Required	Specific Use Regulations
Retail		
Artisan Shop	P	
General retail, except with any of the following features:	P	
Alcoholic beverage sales	NA	
Floor area over 8000 sf	NA	
On-site production of items sold	MUP	
Operating between 9 pm and 7 am	NA	
Restaurant, café, coffee shop	MUP	
Services: Business, Financial, Professional		
Business support service	P	
Medical services: Doctor office	P	
Office: Business, service	P	
Office: Professional, administrative	P	
Services: General		
Financial Services	P	
Bed & Breakfast		
4 guest rooms or less	P	
Greater than 4 guest rooms	MUP	
Day care center: Child or adult	MUP	
Day care center: Large family	UP	
Day care center: Small family	P	
Lodging	MUP	
Personal services	P	
Transportation, Communications, Infrastructure		
Wireless telecommunications facility	MUP	

Key

P	Permitted Use
MUP	Minor Use Permit Required - staff review only
UP	Use Permit Required
NA	Not an allowed use

End Notes

[1] A definition of each listed use type is in the Glossary.

Neighborhood General-Open (NG-O) Standards

Neighborhood General-Open (NG-O):

The primary intent of this zone is to ensure a residential physical form to relate to adjacent residential buildings along the side streets between First Street and Second Street in order to provide an appropriate transition from First Street into the residential neighborhoods. The physical form of a residential building is regulated while allowing flexibility in use. This zone is applied to buildings with an existing residential form that has been compromised by on-site or adjacent development making pure residential use inappropriate.

How mixed use is defined within this zone: Commercial or residential uses are allowed in this area in a residential form both in the main buildings as well as in ancillary buildings.

How "primary street" is defined within this zone: The primary street is always the East/West running street.

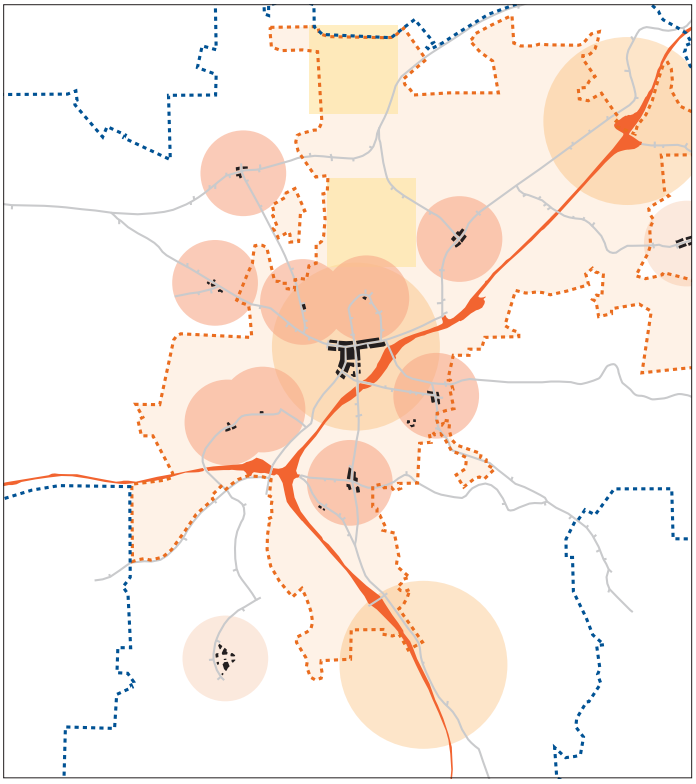
Illustrative examples of buildings in a Neighborhood General-Open area

Grass Valley, California

Development Code Update and Form-Based Code Application

The City of Grass Valley is located in Northern California along the Highway 49 corridor in Nevada County with a current population of approximately 12,000.

Status:	Adopted (March 6, 2007)
Scale:	Part of a City/Town
Implementation Method:	Mandatory & Integrated
Site Context:	Greenfield Redevelopment/Infill Greyfield
Site Size:	City-wide
Administration:	City/County Staff
Organizing Principle:	Modified Transect
Buildings Completed Under Code:	None Yet
Code Consultants(s):	Crawford, Multari & Clark Associates Opticos Design, Inc. *(Form-Based Code elements)*
Agency:	City of Grass Valley Community Development Department
Contact:	Tom Last Planning Director 530-274-4711 toml@cityofgrassvalley.com



Neighborhood, District, and Corridor Analysis diagram.

How is this relevant to Cincinnati?

Integrating Form-Based Codes into a Conventional Development Code Framework

This case study is yet another good example of how the Form-Based Code was carefully integrated into an otherwise conventional zoning code. In this example, the form-based zones and all applicable regulations were included in a separate chapter titled Traditional Community Development Zones. In addition to form-based zone standards, the code also includes parking and frontages regulations specific to the form-based zones.

Reinforcing Neighborhood Main Streets as a Neighborhood Amenity

Many of the decisions made in the Grass Valley Form-Based Code process and content were about reinforcing a walkable neighborhood structure, which is similar to the Form-Based Code application goals in Cincinnati. In looking at the neighborhoods and their main streets during the visioning and coding process the primary elements that should be considered are:

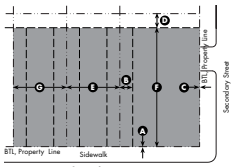
1. How to regulate neighborhood main streets so that obstacles or additional hurdles are not put in place for the right kinds of projects or uses;
2. How to regulate the transition from the main streets to neighborhoods in a way that avoids incompatibilities in form and use; and,
3. How to provide flexible uses at edges of main street to allow retail and commercial to spread as market demands, but allow residential uses to fill the gaps if the market is not there.

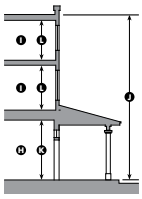
In Grass Valley, the Neighborhood Center (NC) zone was intended to reinforce and revitalize existing neighborhood main streets. The Neighborhood Center-Flex zone was intended to work in combinations with the NC zone to promote the vitality of corridors and main streets within the neighborhoods. The Neighborhood General-3 zone was intended to promote evolution of existing neighborhoods with appropriately scaled medium density housing types near the neighborhood main streets

Process Driven by a Steering Committee

Due to the scale of the application and its ultimate intent to simly implement the General Plan uses and intensities, the public process did not include public charrettes. The steering committee that has been created for Cincinnati could serve a similar role in expediting the FBC application process. In particular, in areas that want Form-Based Code application but the degree of change is primarily preservation or small levels of evolution, full charrettes may not be necessary. This will allow quicker application of Form-Based Codes to these areas, enabling them to meet their community goals. If transformation is likely in application areas, then charrettes will likely be necessary to gain community buy in for the future change that the FBC will implement.

NC: Neighborhood Center Standards





Key

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

Building Placement		
Build-to Line (Distance from Property Line)		
Front	0′	A
Side	0′ min.; 10′ max.	B
Street Side, Corner Lot	0′	C
Setback		
Rear		
Adjacent to residential	15′	D
Adjacent to any other use	10′	D
Building Form		E
Street Facade Built-to BTL	80% min.	F
Street Side, Corner Lot Built-to	30% min.	G
Lot Width	100′ max.	

Notes

Street facade must be built to BTL within 30′ of every corner. All floors must have a primary ground-floor entrance which faces the street.

Rear facing buildings, loading docks, overhead doors, and other service entries are prohibited on street facades.

Any section along the BTL at a street edge that is not built on must be defined by a 4′ to 4′6″ fence or stucco or masonry wall.

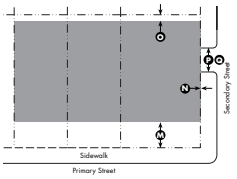
Use		
Ground Floor	Service, Retail, or Recreation, Education & Public Assembly*	H
Upper Floor(s)	Residential or Service*	I

*See Table x.x for specific uses

Height		
Building Minimum	16′	J
Building Maximum	3 stories	J
Finish Ground Floor Level	12″ max. above sidewalk	
First Floor Ceiling Height	12′ min. clear	K
Upper Floor(s) Ceiling Height	8′ min. clear	L

Notes

Mansard roof forms are not allowed.



Key

---- Property Line
Parking Area

Parking		
Location		
Distance from Property Line		
Front Setback	20′ min.	M
Side Setback	0′	N
Rear Setback	5′ min.	O
Required Spaces		
Ground Floor		
Uses < 3,000 sf	No off-street parking required	
Uses > 3,000 sf	1 space/500 sf	
Upper Floor(s)		
Residential uses	1 space/unit; .5 space/studio	
Other uses	1 space/300 sf	

Notes

Parking Drive Width	15′ max.	P

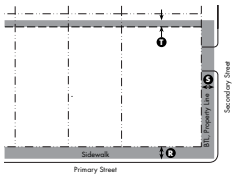
On corner lots, parking drive shall not be located on primary street. O

Shared drives are encouraged between adjacent lots to minimize curb cuts along the street.

Parking may be provided off-site within 1,300′ or as shared parking .

Bicycle parking must be provided in a secure environment.

See page x.x for further parking specifications.



Key

---- Property Line
--- Build-to Line (BTL)
Encroachment Area

Encroachments		
Front		
Galleries	12′ max.	R
Upper-Story Balconies	8′ max.	R
Bay Windows	4′ max.	R
Street Side, Corner Lot		
Galleries	12′ max.	S
Upper-Story Balconies	8′ max.	S
Bay Windows	4′ max.	S
Rear		
Upper-Story Balconies	5′ max.	T
Upper-Story Bay Windows	4′ max.	T
Frontage Type: Galleries		
Depth	8′ min. clear	
Height	2 story max.	

Notes

Upper story galleries facing the street must not be used to meet circulation requirements.

2′ max. clear distance between gallery columns and curb.

Table x.x: Neighborhood Center (NC) Zone Allowed Land Uses and Permit Requirements

Land Use Type[1]	Permit Required	Specific Use Regulations
Recreation, Education & Public Assembly		
Commercial recreation facility: Indoor	MUP	
Health/fitness facility	MUP	
Library, museum	P	
Meeting facility, public or private	UP	
School, public or private	UP[2]	
Studio: Art, dance, martial arts, music, etc.	P	
Residential		
Home occupation	P	17.44.080
Dwelling: Multi-family - Duplex, triplex, fourplex	P	17.44.140
Dwelling: Multi-family - Rowhouse	P	17.44.140
Dwelling: Single family	P	
Live/work unit	P	17.44.100
Mixed use project residential component	P	17.44.120
Residential accessory use or structure	P	17.44.020
Residential care, 6 or fewer clients, in a home	P	
Second unit or carriage house	P	17.44.160

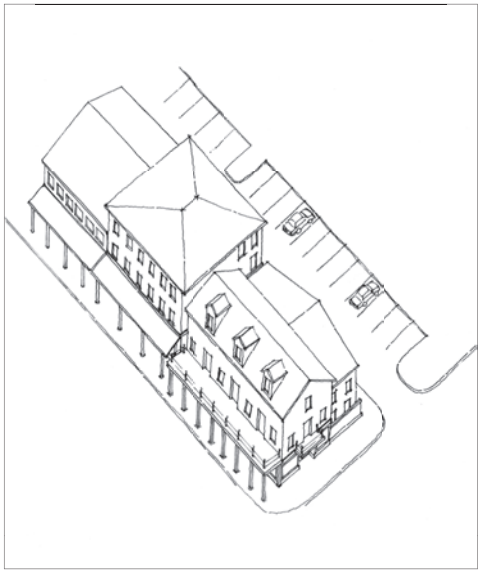
Land Use Type[1]	Permit Required	Specific Use Regulations
Retail		
Bar, tavern, night club	UP	
General retail, except with any of the following features:	P	
Alcoholic beverage sales	MUP	
Drive-through facilities	–	
Floor area over 10,000 sf	UP	
On-site production of items sold	MUP	
Operating between 9pm and 7am	UP	
Used merchandise	–	
Neighborhood market	MUP	
Restaurant, cafe, coffee shop	MUP	
Services: Business, Financial, Professional		
ATM	P	
Business support service	P	
Medical services: Clinic, urgent care	P[2]	
Medical services: Doctor office	P[2]	
Office: Business, service	P	
Office: Professional, administrative	P[2]	
Services: General		
Day care center: Child or adult	MUP	17.44.050
Personal services	P	
Transportation, Communications, Infrastructure		
Wireless telecommunications facility	UP	17.46

Key

P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
–	Use Not Allowed

End Notes

[1] A definition of each listed use type is in Article 6 (Glossary).
[2] Allowed only on second or upper floors, or behind ground floor use.



. . . . . .

Peoria, Illinois

Heart of Peoria Land Development Code (FBC Component)

Peoria is a town of approximately 113,000 people that is located along the Illinois River in Peoria County.

Status:	Adopted (Date adopted: April 30, 2007)
Scale:	Part of a City/Town 8,000 Acre[nd] pre-WWII core of city except CBD
Implementation Method:	Mandatory and Integrated
Site Context:	Redevelopment/Infill Greyfield
Site Size :	8,000 Acres
Administration:	City/County staff
Organizing Principle:	Frontages
Code Includes:	Frontage Types
Buildings Completed Under Code:	None as of April 2008
Code Consultants(s):	Ferrell Madden Associates (Form-Based Code) Code Studio, Inc. (Conventional elements)
Agency:	City of Peoria. Work led by Planning and Growth Management Department

How is this relevant to Cincinnati?

Integration of Form-Based Zones into a Conventional Code Update

The Form-Based Zones (Form Districts) were integrated into a conventional development code update. The specific areas selected for the application of the Form-Based Zones were carefully considered. The Regulating Plans show the precision that is necessary to establish the boundaries for the Form-Based Zones within the framework of the entire code. As the plans evolved, the boundaries had to be very specifically considered for each of the individual planning areas. The Prospect Road Form District boundary focuses only on the lots facing the Prospect Road corridor; the Sheridan Triangle Form District boundary was extended along the various side-streets to ensure that the goals of the vision plan could be met; the West Main Form district boundary included a block into the side streets to enable an appropriate transition from Main Street into the neighborhoods; and the Warehouse District boundaries established an entire section of town that has the potential to evolve into a mixed-use neighborhood.

Revitalizing Pedestrian-Oriented Neighborhood Main Streets and Corridors

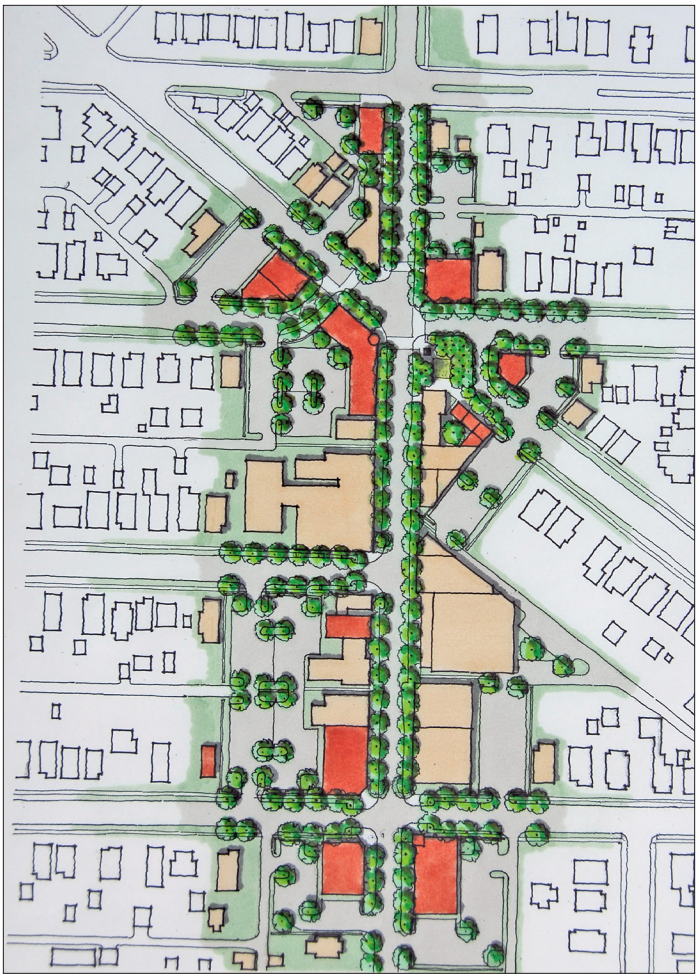
One of the primary reasons for selecting the Sheridan Triangle, Prospect Road, and West Main study areas was to reinvigorate the neighborhood commercial centers and main streets that once served as the focal points for the community. This is similar to the objectives of many of the Focus Neighborhoods in Cincinnati. The goal of the vision plan and FBC application were to remove regulatory obstacles that were in place that prohibited the revitalization of these areas. Thus allowing them to once again serve as vibrant social centers within the community.

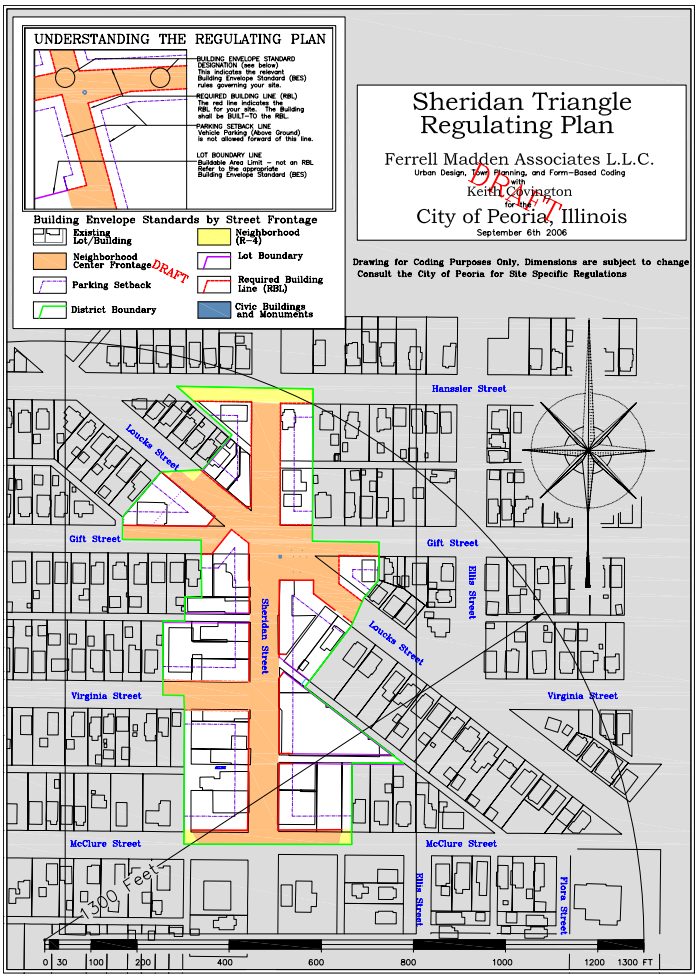
Utilizing a Unique Aspect of the Community

The warehouse district was selected because it represents a unique group of historic structures that played a vital role in the history of Peoria. The intent in this area was to create a code that would encourage the adaptive reuse of these beautiful historic warehouse buildings and new buildings in character with them to create a mixed-use neighborhood that was unique to Peoria. In Cincinnati many of the Focus Neighborhoods have very unique character inherent in their architecture and urban pattern that should be reinforced by the FBC application.

Potential Future Expansion of the Form-Based Code

An option for expansion of Form-Based Code areas, called the Planned Form District, was included in the code. The concept was to allow future charrette work, or expansion of existing Form Code Areas through a defined formal process, similar to the one completed for these subareas. In Cincinnati, the FBC should be set up to allow future FBC application beyond the original Focus Neighborhoods.





Images from Sheridan Triangle FBC application: Reg Plan, Ill Plan (Ferrell Madden Lewis); Bottom: Before and after photo montage (Urban Advantage).

City of Ventura

California General Plan and Form-Based Code Application

Since it's inclusion in *Form-Based Codes*, the City of Ventura has adopted 5 additional Form-Based Codes (bringing the total to 6) and have 3 more in process.

Approved FBCs:

1. Downtown Area (Downtown Specific Plan)
2. Midtown Corridors
3. Victoria Corridor
4. Wells Saticoy Community
5. Parklands Specific Plan
6. UC Hansen Specific Plan

FBCs in Progress:

1. Community Memorial Hospital District (ready for adoption in July)
2. Westview Neighborhood (just initiated)
3. West Side Community Plan (just initiated)

Contact: Kaizer Rangwala
Assistant Community Development Director
805-677-3918
krangwala@ci.ventura.ca.us

How is this relevant to Cincinnati?

A Non-Conventional Comprehensive Plan Framework that Reinforces the Intent of the Community: Since the City of Cincinnati is about to embark on a Comprehensive Plan Update there are a few important lessons learned from Ventura's Comprehensive Plan/General Plan. First of all, the City of Ventura thought "outside the box" in terms of the structure of the document in order to emphasize what was important to the community.

The ten organizing elements are:

1. Our Natural Community
2. Our Prosperous Community
3. Our Well-Planned and Designed Community
4. Our Accessible Community
5. Our Sustainable Community
6. Our Active Community
7. Our Healthy and Safe Community
8. Our Educated Community
9. Our Creative Community
10. Our Involved Community

The "Our Well Planned and Designed Community" chapter integrated the typical land use and housing elements and included other aspects that reinforced community form and character over land use and intensity. Secondly, they made the citywide application of Form-Based Coding a policy within this document to reinforce their commitment to using implementation tools that can get them to their goals. Thirdly, they integrated the Transect into the General Plan

Building Internal Capabilities to Administer and Create Form-Based Codes: In terms of long-term application of Form-Based Coding Planning, the City built internal capabilities within their staff to work with consultants to create Form-Based Codes and to effectively administer Form-Based Codes. This process entailed sending staff to training, completing regular internal training efforts, and hiring staff that had the experience with or a strong desire to learn about Form-Based Codes.

Sample Corridor Applications: Two of the Form-Based Codes completed were corridor projects, thus applying to many of the main street corridor context of the Focus Neighborhoods in Cincinnati. The importance of the street design, the transitions into the neighborhoods, and the necessity to clearly designate nodes along the corridor were all elements within this code that would apply to Cincinnati.

Multiple Code Experience: As a leader in FBC application nationally, the City of Ventura has learned many lessons from the process of creating and administering multiple Form-Based Codes. One of these lessons is to be sure to establish a singular Organizing Principle and format that all the Form-Based Codes will share. After the first several Form-Based Codes were completed by different consultants it became clear that having disparate formats and Organizing Principles was going to cause the administration confusion and headaches over the longer term.

3

Additional Case Studies

& How They Are Relevant to Cincinnati

Livermore, California

Development Code and Form-Based Code Application

The City of Livermore is located in Northern California in the eastern-most edge of the San Francisco Bay Area with a current population of approximately 73,345. This Form-Based Code project included the complete rewrite of the City of Livermore's Development Code with Form-Based Code integration.

Status:	Public Review Draft
Scale:	City Wide
Implementation Method:	Mandatory & Integrated
Site Context:	Greenfield Redevelopment/Infill Greyfield
Site Size:	NA
Administration:	City/County staff
Organizing Principle:	Modified Transect
Buildings Completed Under Code:	None Yet
Code Consultants(s):	Opticos Design, Inc. Lisa Wise Consulting Jacobson & Wack
Agency:	City of Livermore, California Community Development Department
Contact:	Christine Rodgriquez (project manager) Associate Planner 925-960-4471 cnrodrigues@ci.livermore.ca.us

Code Overview

The City of Livermore decided to completely rewrite their entire zoning code to reinforce their General Plan policies that promoted infill and redevelopment over new growth at the edge of the City. They realized that their antiquated zoning was promoting auto-dependent development in all parts of the City, not just at the edges. Therefore they wanted a zoning system that would remove barriers and provide incentives for appropriately scaled development in the historic neighborhoods surrounding the downtown.

This code is a perfect example of a hybrid code. It integrates conventional zoning components that regulate existing drivable suburban developments, so as not to render them non-conforming, with Form-Based Code elements that regulate the walkable urban areas. A hybrid code should not be confused with a hybrid-Form-Based Code, which cannot be effective.

The process started at the macro scale with the team documenting the existing neighborhoods, districts, and corridors. They then created representative diagrams and maps which helped determine the best areas for Form-Based Code application and gave the team a comprehensive understanding of the physical form of the community. Due to the extensive amount of GIS information available, the Opticos team was able to utilize this information for a robust macro-scale analysis. The end result of this analysis was an existing neighborhood and proposed neighborhood and public space framework that the Form-Based Code would reinforce.

The micro scale analysis (synoptic survey) was then completed, documenting the prototypical sampling area for each potential transect zone that existed in Livermore, as well as building types, frontage types, street types, and general architectural elements. All of this information would ultimately enable the team to establish a Livermore Transect and become the DNA for the Form-Based Code content. The City Staff was trained by Opticos on the micro scale documentation process and completed nearly 50% of the work with maps and templates provided by Opticos.

The organizing principle of the Form-Based Code is the Transect, but it was modified to meet the intent of application to the existing conditions. The Form-Based Zones integrated into the code were T3-Neighborhood, T4-Neighborhood, T4 Neighborhood-Open, T4 Main Street, and T4-Main Street-Open. The Neighborhood and Main Street categories relate to the intended physical form and the Open classification illustrates that the uses are flexible or "open" in these areas. Although they were not used in this code, placeholders were put in place for T1, T2, T5, and T6 allowing for future application to the natural edge of town as well as the potential BART transit station.

This structure is a good example of how to create a development code that can default to walkable urbanism in the future while effectively integrating conventional zoning elements that regulate existing and some new drivable suburban development. Instead of the Form-Based Code being the exception the conventional coding elements are.

FBC Application:

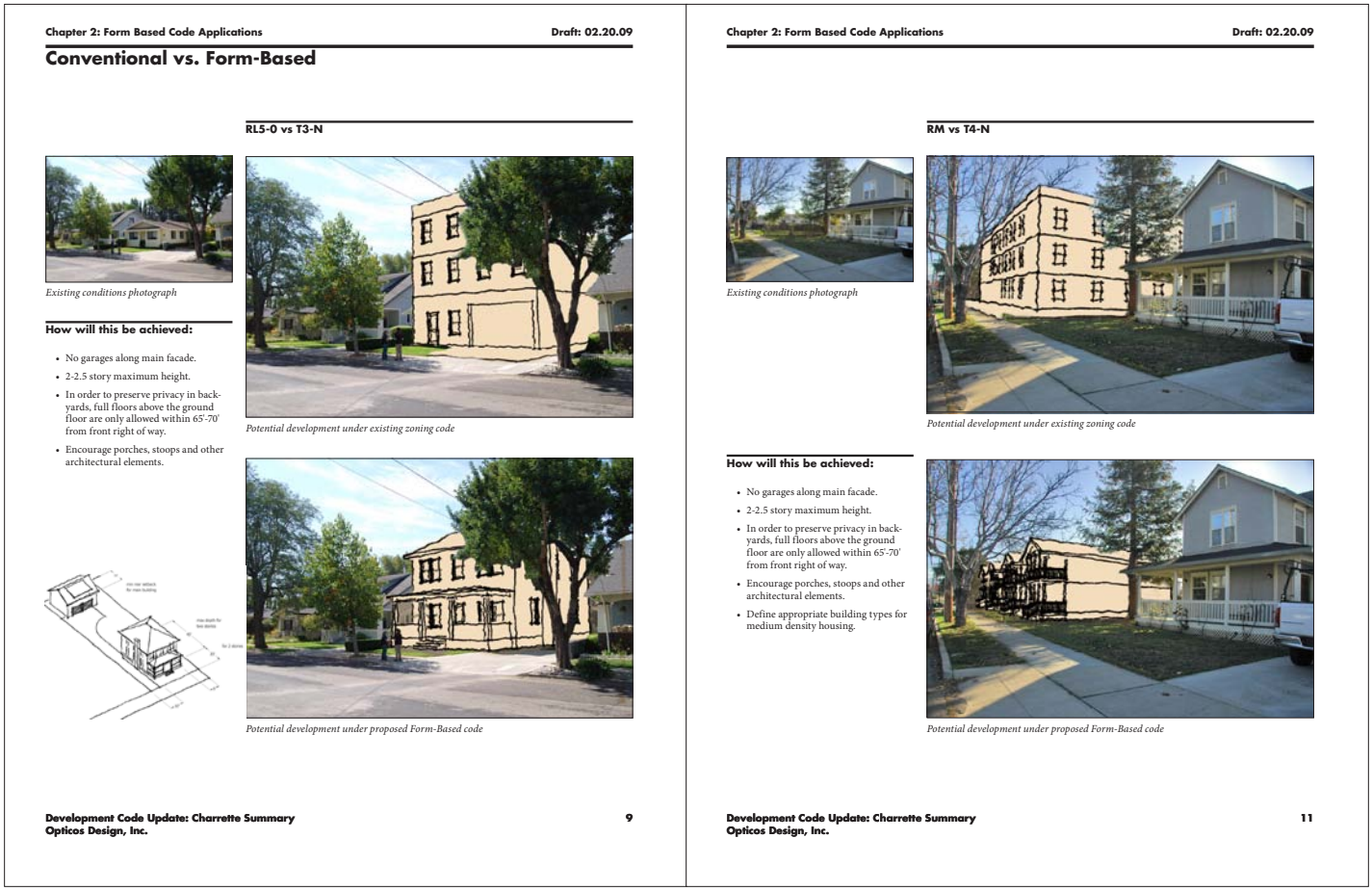
1. Mandatory: Historic neighborhoods adjacent to downtown. Transformation of first tier of strip centers into neighborhood main streets.
2. Optional: Larger commercial sites and the few larger residential sites at edge to allow for Traditional Neighborhood Development (TND) and Transit-Oriented Development (TOD).

Public Process

The public process focused on Form-Based Code application areas north and south of downtown and the transformation of strip commercial sites into neighborhood main streets.

Steps:

1. Stakeholder interviews
2. Workshop to determine strengths and weaknesses of each neighborhood
3. Pre-charrette presentation
4. 5-Day public charrette
5. Brief charrette summary report



Chapter 2: Form Based Code Applications Draft: 02.20.09

Conventional vs. Form-Based

RL5-0 vs T3-N

Existing conditions photograph

How will this be achieved:

- No garages along main facade.
- 2-2.5 story maximum height.
- In order to preserve privacy in backyards, full floors above the ground floor are only allowed within 65'-70' from front right of way.
- Encourage porches, stoops and other architectural elements.

Potential development under existing zoning code

Potential development under proposed Form-Based code

Development Code Update: Charrette Summary
Opticos Design, Inc. 9

Chapter 2: Form Based Code Applications Draft: 02.20.09

RM vs T4-N

Existing conditions photograph

How will this be achieved:

- No garages along main facade.
- 2-2.5 story maximum height.
- In order to preserve privacy in backyards, full floors above the ground floor are only allowed within 65'-70' from front right of way.
- Encourage porches, stoops and other architectural elements.
- Define appropriate building types for medium density housing.

Potential development under existing zoning code

Potential development under proposed Form-Based code

Development Code Update: Charrette Summary
Opticos Design, Inc. 11

Above: *Visual Assessment of allowed development under existing code and new Form-Based Code.*

T3N	T4N	T4N-O
		
T3-Neighborhood	**T4-Neighborhood**	**T4-Neighborhood-Open**
Desired Form	**Desired Form**	**Desired Form**
Residential	Residential	Residential
Intent	**Intent**	**Intent**
This Zone's primary intent is to allow additions and new development that respect and protect the integrity and quality of the neighborhoods adjacent to downtown. This zone allows for new additions and single-family houses to be built in the scale and character of the existing neighborhood. Carriage house units provide additional housing opportunities within these walkable neighborhoods.	This zone's primary intent is to build upon the unique characteristics of Livermore's walkable downtown neighborhoods while allowing them to evolve. A mixture of different small-footprint, medium-density building types such as bungalow courts, duplexes, and courtyard apartments help reinforce the walkable nature of the neighborhood and support neighborhood-serving commercial uses adjacent to this zone.	The primary intent of this zone is to provide an appropriate transition from the neighborhood main street into residential areas, and to provide flexible buildings in a residential form that allows neighborhood-serving commercial and service uses to expand as the market desires.

How is this relevant to Cincinnati?

Integrating Form-Based Codes Into an Otherwise Conventional Zoning Code: Since the Cincinnati development code will become a hybrid code when the Form-Based Code is integrated, it is important for the City to understand the complexities and benefits of integrating Form-Based Code regulations within their conventional zoning code.

Reinforcing a walkable neighborhood structure: This code addressed the following issues that Cincinnati will have to address to support the goal of reinforcing their existing neighborhood structure:

1. How to regulate neighborhood main streets;
2. How to regulate the transition from main streets into neighborhoods; and,
3. How to create flexibility of use at the edges of main streets.

Transformation of early strip malls into neighborhood centers: Based on initial assessment of existing conditions within the Focus Neighborhoods there are potential opportunities to transform medium-sized lots along the corridor that used to be medium-scaled box retail or small strip malls into projects that integrate neighborhood serving commercial and retail uses with a variety of housing types.

Range of Transect zones/Level of intensity: Similar to this code, the Focus Neighborhoods designated to date for Cincinnati have T4/T5 form and character (1-3 story main streets) at their centers transitioning quickly to T4/T3 (townhouses, small apartments, etc), transitioning to single family.

Modified transect application: Similar to this code, if the Transect is used in Cincinnati, it would likely have to be refined/modified in order to appropriately relate to the complex existing conditions at a fine-grain scale.

T4MS-O	T4MS
	
T4-Main Street-Open	**T4-Main Street**
Desired Form	**Desired Form**
Commercial/Shopfront	Commercial/Shopfront
Intent	**Intent**
The primary intent of this zone is is to provide an appropriate transition from the neighborhood main street into residential areas, and to provide flexible ground-floor spaces in a commercial form that can allow the ground-floor "shopfront" environment to expand as the market desires.	The primary intent of this zone is is to integrate vibrant main street commercial and retail environments into neighborhoods that will provide day-to-day commercial amenities within walking distance, reinforce an existing or potential transit stop, and serve as a focal point for the neighborhoods.

Modified transect used as the Organizing Principle for the Form-Based Code.

Left (from top to bottom): Existing Shopping Center, Illustrative Plan and Regulating Plan for new neighborhood main street.

Nashville, Tennessee

Community Character Manual and Form-Based Code Application

Nashville is the capital of Tennessee, which resides in the north-central part of the state. In 2008 the population of the Nashville-Davidson County region was 626,144. The 2008 population of the Nashville-Davidson-Murfreesboro-Columbia combined statistical area was estimated at 1,632,671.

Status:	CC Manual Adopted August 14, 2008
Scale:	Citywide
Implementation Method:	Mandatory & Integrated
Site Context:	Redevelopment/Infill
Site Size:	NA
Administration:	City/County staff
Organizing Principle:	Modified Transect
Buildings Completed Under Code:	Yes (see photos)
Code Consultants(s):	Completed internally by staff
Agency:	Nashville/Davidson County Planning
Contact:	Rick Bernhardt Executive Director Metropolitan Nashville-Davidson County Planning Department 615-862-7173 rick.bernhardt@nashville.gov Jennifer Carlat Community Plans Manager Metropolitan Nashville Planning Department 615-862-7210 jennifer.carlat@nashville.gov

Overview

The Community Character Manual (CCM) is not a Form-Based Code (FBC), but rather was a tool used by the City for citywide FBC application. The General Plan consists of many components, including functional plans and Community Plans (formerly known as Subarea Plans). The functional plans cover topics that are addressed briefly in the General Plan, such as housing, economic development, transportation, land use policies, and historic preservation. The Community Character Manual (CCM) is a functional plan component of the Nashville's Concept 2010: A General Plan for Nashville and Davidson County (twenty-year planning horizon).

The CCM, which was created and adopted in 2008, has three main functions:

1. Explain and institute the Community Character Policies that will be applied in each Community Plan;
2. Provide direction for implementation tools such as zoning
3. Help shape the form and character of neighborhoods, centers, corridors, open space, and districts within communities.

The adoption and use of the CCM represents the evolution in the community's understanding of community planning from one based primarily on land use and density (as established by the Land Use Policy Application (LUPA) in 1992) to a greater emphasis on form and character of development including massing, orientation and scale of buildings, setbacks and spacing, location of access and parking, etc. The original LUPA process, like most citywide Comprehensive Plans/General Plans based on land use and intensity, did not give the Planning Department and communities the tools that they needed to reinforce their commitment to preserving the diversity of rural, urban, and suburban areas developed in the Nashville/Davidson County area. The result has been development that is homogeneous and does not preserve or create the sense of place that community members often call for during Community Planning.

"Land Use Policies will be replaced with Community Character Policies… Community Character Policies are the primary product of each Community Plan."

The CCM's Community Character Policies, which speak to form and character of development in addition to land use and intensity, replace the Land Use Policy Application (LUPA), which primarily focused on density and intensity. As Community Plans are updated, Detailed Design Plans are created, and plan amendments are undertaken, **Land Use Policies will be replaced with Community Character Policies.** Until the Community Plan or Detailed Design Plan is updated or amended, the existing Land Use Policies will remain in effect. All future land use decisions, including recommendations on zone changes and subdivision requests, are made based on the Community Character Policies in each Community Plan.

The CCM Document

Planning Department divided Davidson County into 14 communities for planning purposes. Each community has a Community Plan that is updated every 7 to 10 years through a process that engages community stakeholders – residents, property owners, business owners, institutional representatives, developers and elected officials– in planning for future growth, development and preservation in the community. In some areas, Detailed Design Plans may be developed to further refine the guidance provided by the Community Plan for a specific neighborhood, center or corridor. The Community Plans, including their accompanying Detailed Design Plans, are adopted by the Metropolitan Planning Commission following several community meetings and a public hearing. The plans may be amended in a process that includes a public hear-

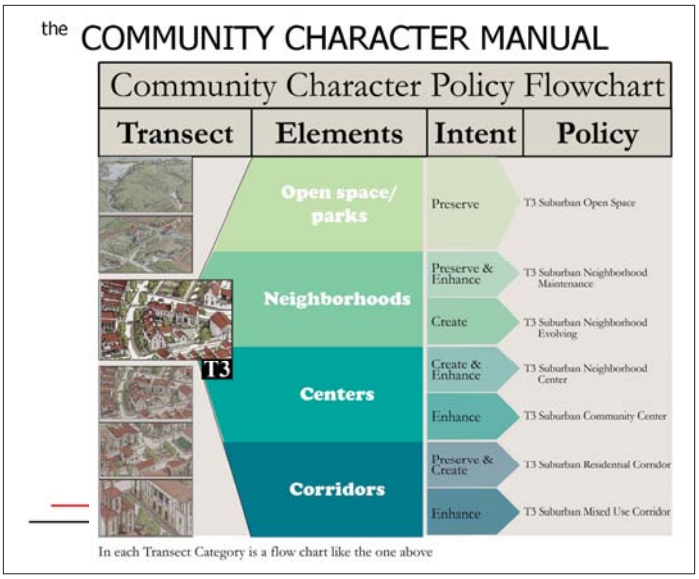


Diagram giving a clear summary of how the CCM is applied.

ing before the Planning Commission and may also involve one or more community meetings prior to the public hearing.

Community Character Policies (CCP) are the primary product of each Community Plan. The CCP discuss the appropriate *form and character* of development – massing, orientation and scale of buildings, setbacks and spacing, location of access and parking, etc. The emphasis on form and character allows communities to preserve existing character and enhance or create areas with distinctive rural, suburban, urban or special use character. The CCP are applied to all the property in the community and have two main functions: to explain the vision of the community for its future growth, development and preservation and to provide direction for implementation tools such as zoning/Form-Based Coding.

The overarching concept behind each Community Character Policy is its location in the Transect – T1 Natural, T2 Rural, T3 Suburban, T4 Urban, T5 Center, T6 Downtown, and District. After its location on the Transect is determined, this is followed by considering the Community Element to be described – Open Space, Neighborhood, Center, Corridor, or District. Finally, the Community Character Policy provides the particular character and form guidance.

Within each Transect Category (T1-T6), the Community Character Policies provide guidance on how to plan, design, and create the appropriate rural, suburban, and urban form for each of four *Community Elements* – Open Space, Neighborhoods, Centers, and Corridors. The result is that the guidance provided in a Community Character Policy for a T2 Rural Neighborhood will be different than the guidance for a T3 Suburban Neighborhood and a T4 Urban Neighborhood. When a Community Plan is updated or amended, or a Detailed Design Plan is created, each property is assigned a Community Character Policy to guide future growth, development and preservation of the land

How is this relevant to Cincinnati?

Providing an Example of a Form-Based Approach to a Comprehensive Plan: Since the City of Cincinnati is about to embark on a Comprehensive Plan Update that has a goal of reinforcing the character of urban, suburban, and rural areas it may want to consider an approach that replaces the typical land use and intensity based policy, which does not provide a tool for reinforcing the unique character of these places, with an approach similar to Nashville that focuses on form and character first.

Building Internal Staff Capabilities to Create and Administer the Form-Based Code(s): In terms of long-term application of Form-Based Coding and Community Planning, the City may also want to consider building internal capabilities into their staff to complete this work in house like is done in Nashville.

Providing a Foundation for Predictable Future Development Decisions: Having a Community Character Policy in place to reinforce the Form-Based Code application would provide a foundation for all future land use and development decisions and approvals, thus reassuring residents of the community that only projects that reinforce the policies and FBC would be approved.

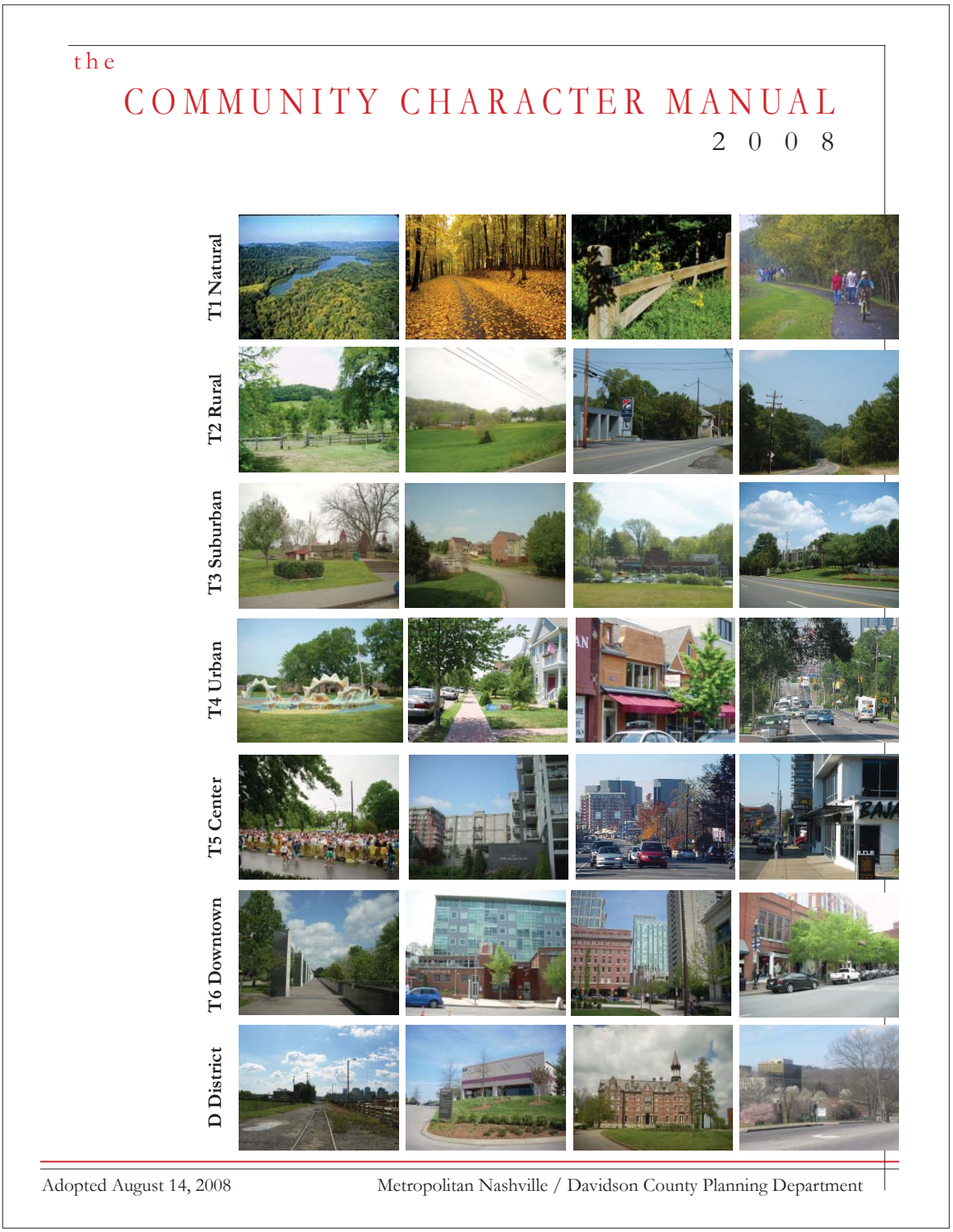
Learning from a Regional Resource: Nashville already has been used as a good regional resource and should continue to be one. The CCM effort along with the Community Plans and Form-Based Codes put in place have created substantial, high-quality built results that can be used as examples until Cincinnati has its own built examples to point to.

Community Elements:

1. Open Space
2. Neighborhoods
3. Corridors
4. Districts

Included in each Community Character Policy:

1. Policy intent" Preserve, enhance, or create
2. General characteristics
3. Appropriate land use examples
4. Design principles
5. Zoning districts
6. Building types



The Nashville Transect Summary on the cover of the CCM.