DEVELOPING UNDER A FORM-BASED CODE

Presented by the Form-Based Codes Institute at Smart Growth America
May 30, 2018
Agenda

• Welcome and Introductions
• How do Form-Based Codes Differ from Conventional Zoning Codes?
• Why Adopt a Form-Based Code?
• Project Examples
  – The Village at Hendrix, Conway, AK
  – Habersham, Beaufort, SC
• Lessons Learned
• Q&A
PRESENTERS

- Mayor Billy Keyserling, Beaufort, SC
- Ward Davis, Principal
  High Street Real Estate & Development, LLC
- Randy Hutcheson, Manager of Design and Preservation, Department of Planning and Community Development, Fort Worth, TX
- Patrick Kelly, President of Development, Habersham in Beaufort, SC

MODERATOR

- Marta Goldsmith, Director, Form-Based Codes Institute
What is a Form-Based Zoning Code?

- Based on principles of urban form—what happens outside the building (streets, building form and scale, open space) as opposed to what happens inside—the uses (residential, commercial, etc.).
- Provides a regulatory framework for walkable, mixed-use neighborhoods.
- Used at different scales—citywide, neighborhood, district, or corridor—and in different contexts—urban or suburban, greenfields or redevelopment areas.
Why Adopt a Form-Based Code?

Mayor Billy Keyserling
Beaufort, SC

Randy Hutcheson
Fort Worth, TX
Beaufort, SC

Boundary Street
Before

Boundary Street
After
Fort Worth, TX

- Community vision realized through legally adopted standards.
- Predictability for developers—reduced need for special exceptions and zoning changes.
- Code tailored to context.
- Standards for private development, public right of way and open space all together in one document.
- Fewer project reviews—If a project meets all standards, it can be approved administratively.
Project Example: The Village at Hendrix

Ward Davis
Conway, Arkansas
Project Example: The Village at Hendrix
Project Example: Habersham

Patrick Kelly
Beaufort, South Carolina
Project Example: Habersham
Lessons Learned

• Begin with a recently updated comp plan and/or community vision.
• Engage civic leadership, staff and the public with education and input early and often in the process.
• Include images extensively to demonstrate form standards and design options.
• Anticipate a high level of executive decision making by staff—train accordingly.
• Limit the use of waivers and exceptions and be clear on when and how they can used.
• If more than one FBC in a community, it’s best to have a common template for all codes.
Questions
The Form-Based Codes Institute at Smart Growth America

https://formbasedcodes.org

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