

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

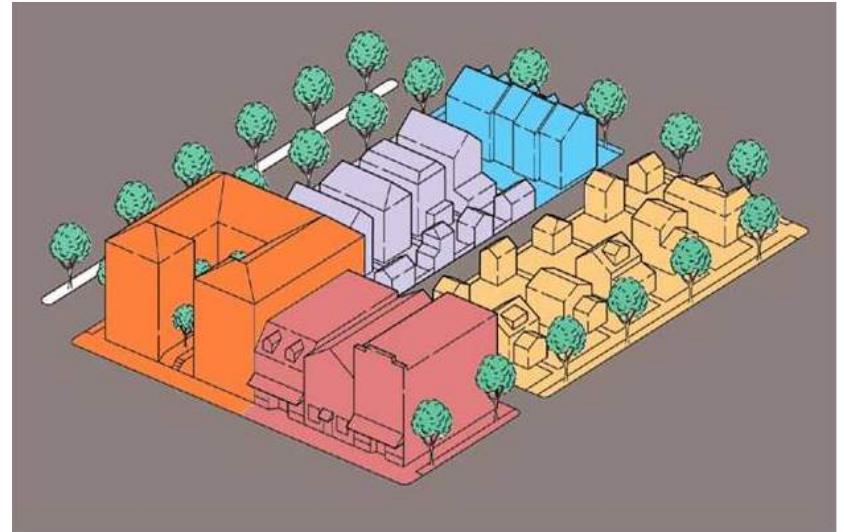
- Mayor Billy Keyserling, Beaufort, SC
- Ward Davis, Principal
High Street Real Estate & Development, LLC
- Randy Hutcheson, Manager of Design and Preservation, Department of Planning and Community Development, Fort Worth, TX
- Patrick Kelly, President of Development, Habersham in Beaufort, SC

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

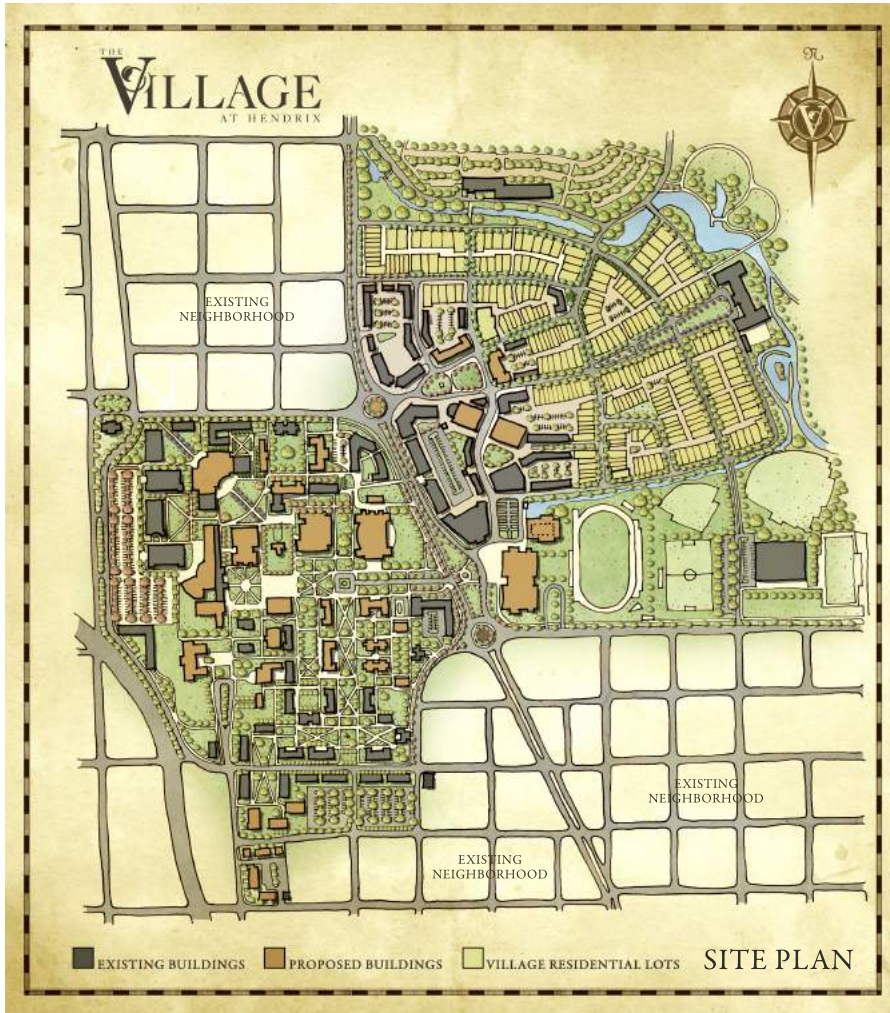


Fort Worth, TX

- 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.



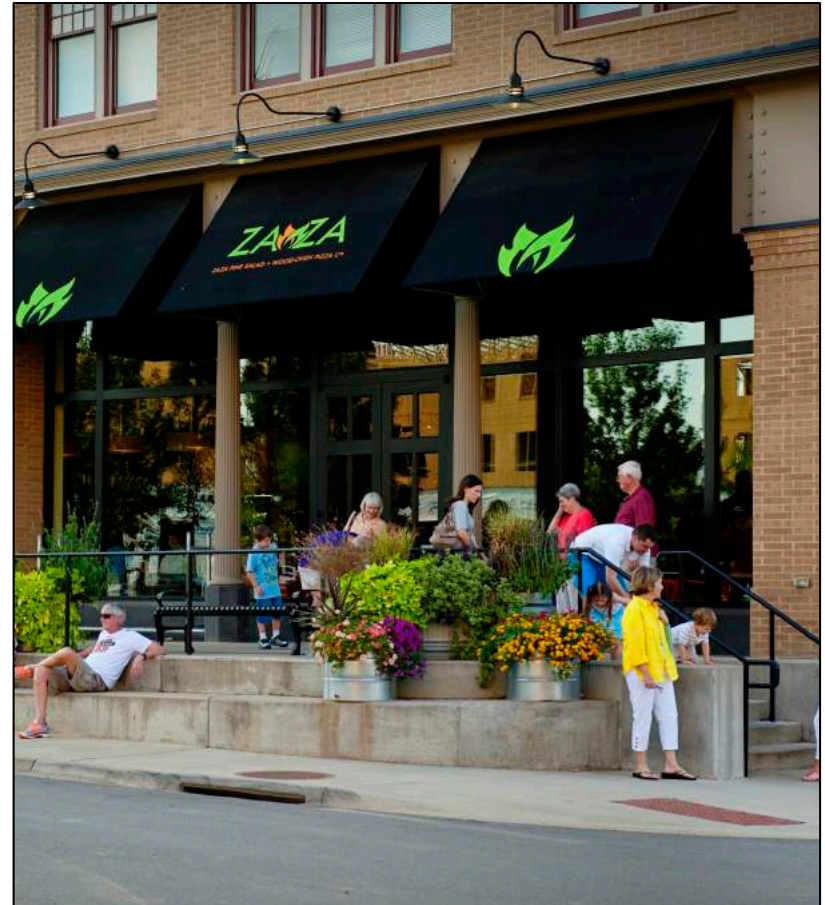
Project Example: The Village at Hendrix



Ward Davis
Conway, Arkansas



Project Example: The Village at Hendrix



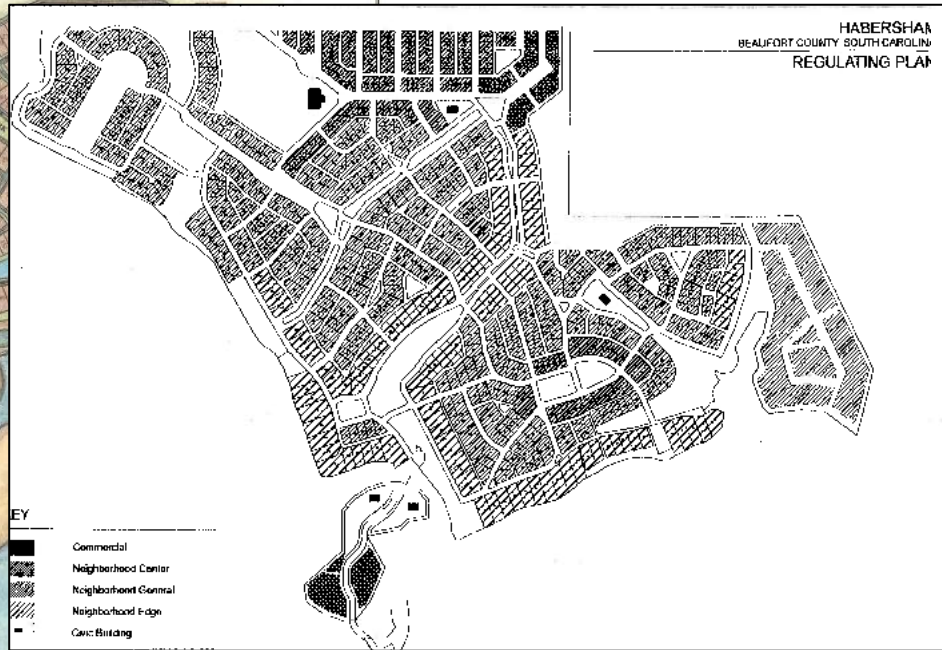
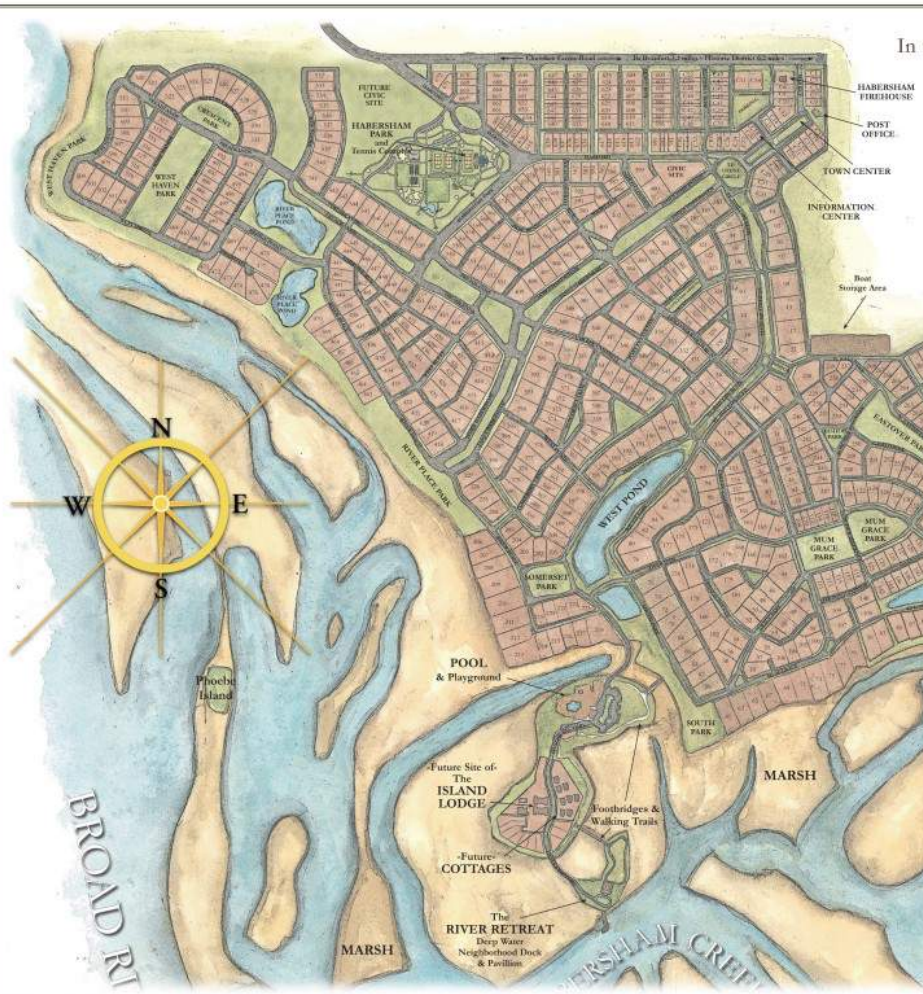
Project Example: Habersham

In the Tradition of Beautiful Coastal Towns



TOWN PLAN

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 be 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>

<https://smartgrowthamerica.org>