Downtown Orange
Form-Based Code

Project Overview

Town of Orange
Department of Community Development
June 9, 2009

Where is Downtown Orange?
**What is a Form-Based Code?**

- **Definition:**
  - “A method of regulating development to achieve a specific urban form. Form-Based Codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use, through city or county regulations.” (Parolek, Daniel G. et al. Form-Based Codes: A Guide for Planners, Urban Designers, Municipalities, and Developers, 2008, p. 4)

- “Function follows form” instead of “form follows function”

- **How is physical (urban) form organized or characterized?**
  - The Urban to Rural Transect – 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 (i.e. transect-based).

- **Components:**
  - Regulating Plan
  - Building Form Standards
  - Public Space Standards

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**Transect-Based Codes**

- **Illustrations:**

  ![Transect-Based Codes Illustrations](image-url)
Transect-Based Codes

- Traditional Town Center (TTC) District:

- Other Organizing Principles for FBCs:
  - Building Type
  - Thoroughfare (Street) Type
  - Building Frontage Type

TTC Transect Zones

Regulating Plans
Regulating Plan

- Traditional Town Center (TTC) District:
  - T-4 Transect Zone: Reinforces the traditional residential and converted residential character of the existing historic areas of the Town.
  - T-4.5 Transect Zone: Ensures a compatible extension of the existing historic built character of downtown into adjacent areas so they redevelop into compact, mixed-use centers.
  - T-5 Transect Zone: Emphasizes the mixed-use, pedestrian-oriented nature of Main Street within the existing historic downtown.

Building Form Standards

- Description:
  - Includes regulations controlling the configuration, features, and functions of buildings that define and shape the public realm.

- Typical Regulations:
  - Building placement, including required lot sizes and dimensions
  - Building form
  - Parking
  - Permitted frontage types and encroachments
  - Use
  - Architecture

- Additional (Optional) Regulations:
  - Building types
  - Complete architectural regulations
Building Placement & Form

Traditional Town Center District - Transect Zone 5 Standards

Building Requirements

<table>
<thead>
<tr>
<th>Building Requirement</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street-Front</td>
<td>8 min. - 20 max.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side</td>
<td></td>
<td>10' or 2'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td></td>
<td></td>
<td>40' min.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Frontage</td>
<td></td>
<td></td>
<td></td>
<td>75% min.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Lot Requirements

<table>
<thead>
<tr>
<th>Lot Requirement</th>
<th>Lot Width</th>
<th>Lot Length</th>
<th>Lot Access</th>
<th>Lot Front</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>37'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Length</td>
<td></td>
<td>25' min. - 40' max.</td>
<td>Each lot must front a public street</td>
<td></td>
</tr>
</tbody>
</table>

Building Height

<table>
<thead>
<tr>
<th>Building Height</th>
<th>M</th>
<th>N</th>
<th>O</th>
<th>P</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height to Roof</td>
<td>60'</td>
<td>40' min. 2'-3' max.</td>
<td>12'</td>
<td>15'</td>
</tr>
<tr>
<td>First Floor Ceiling Height</td>
<td>12'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fourth Story Dropback from Front of Building</td>
<td>15'</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Building Form: Fenestration

Fenestration

Fenestration, which includes windows and doors, must open to habitable spaces and cover a certain percentage of all stories of the building fronting a street or public or private open space, as described below.

A. Total Floor Area
   - A-1 above the finished grade

B. Individual Openings
   - 25% of each fenestration area
   - For each floor area

Wall openings shall not open vertically more than one story.

Wall openings shall correspond to muller panel and shall not open across building structure such as the floor's structural and mechanical thickness.

Window Sizing

<table>
<thead>
<tr>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vertical</td>
<td>3' min.</td>
</tr>
<tr>
<td>Horizontal</td>
<td>2' min.</td>
</tr>
</tbody>
</table>

Window/door areas shall comply with Sec. 7.1.5.3.4.
Parking & Civic Space Standards

Parking

- Front setback: Behind principal structure
- Parking must be visually screened from roadways or side or rear of property by the principal structure. By a 7'-0" high screen of appropriate landscaping, or by a 0'-6" minimum masonry wall. Landscaping and walls must be at edge of parking area, out of parcel.
- Side yard setback: 5' min. or 10' min. when adjacent to public streets.
- Rear setback: 10' min.

Civic Space Standards

- Any R-0.05 width must be at least 11'-0" but no more than 20'
- Any development site with an area of 20,000 square feet or more must provide at least 7% of the total combined area of the lots.

Frontage Types

- A: Low
- B: Medium
- C: High

Additional Frontage Types

- A: Awning
- B: Arcade

Measurements:

- A: Height: 3 max
- B: Depth: 4 to 8
- C: Awning Projection: 6 max
Use Type

Public Space Standards

- Regulated By Thoroughfare Type
  - Street Trees
  - Sidewalk
  - Street Furniture
  - Lighting
  - Street Profiles?
Architectural Standards

- Basic Regulations that “achieve a basic standard of quality”
  - Building Walls
  - Roofs and Parapets
  - Windows and Doors
  - Screening of Mechanical Equipment

Additional Regulations: Building Type Standards

- Description:
  - The building descriptions are driven primarily by the physical form of a building and secondarily by its use or function.

- Typical Building Types:
  - Detached single-unit house
  - Townhouse
  - Rowhouse
  - Stacked units
  - Live/work units

- Other Characteristics:
  - Building types correspond to distinct lot types
  - Building types correspond to distinct parking arrangements (i.e. tuck under parking)
Complete Architectural Regulations

Compact Mixed-Use Developments Promote the More Efficient Use of Land

Compact Developments Reduce the Need for Automobile Travel

Stormwater Pollution:
- High-Intensity developments can increase the amount of runoff generated per acre of land.
- Innovative stormwater management can help mitigate these effects (i.e. low-impact development)

Relationship to Environmental Issues
Questions?