

Model Citywide Hybrid Code

2011 Driehaus
FBC Award Winner

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New Partners for Smart Growth
San Diego, CA
February 02, 2012



With:
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3.02.110 Transit Zone

Key
 --- RDM / Property Line
 --- Sublot Line (STL)
 ■ Building Area

C. Building Measurement	D. Building Form
Build to Line (Distance from RDM / Property Line)	Lot Size
STL Defined by Article 60% min.	Front Y.C. Building Types
Sub Street "T" 0'	Street
STL defined by Article 30% or 30' min. for building deeper than 30'	"Plain Building" 3 inches max. up to 30' in total height
 setback (Distance from RDM / Property Line)	Ground Floor Finish Level 0' finish above sidewalk
Set 0' min.	Ground Floor Ceiling 14' min. clear
Side 0' min.	Upper Floor Ceiling 7' min. clear
Notes: * On cross-slopes less than 5%, may be set 12' back from adjacent line when using a Street Standard Formage. * STL set 12' back from property line when using a Sidewalk Formage. * Setbacks: Street frontages must be built to STL along first 30' from every intersection, except for residential corners up to 40' in width and depth. * Front STL must be indicated by a building or a 2' x 12" high decorative fence or stucco or masonry wall, except for corner signs, driveways and walkways. * Distance between 0' or 8' min. * Setbacks No planting strips allowed between sidewalk and building. * Decorative applications are allowed. * Main Buildings on corner lot	Does not apply to accessory structures. See 4.02.020 (Accessory Structures)



Development Code City of Livermore, CA



Effective: May 1, 2010

Zoning-Creating Polaroids for a Digital Camera Generation



Using an FBC Table of Contents for the Entire Code

FBC Components: Like a Proven Recipe

1. Regulating Plan
2. Building Form Standards
3. Frontage Types
4. Thoroughfare Types
5. Civic Space Types
6. Building Types
7. Architectural Standards
8. Landscape Standards
9. Green Building Standards
10. Alternative Energy
11. Urban Agriculture
12. Stormwater management
13. Etc.

Boston Cream Pie
Courtesy Gale Gand
Show: Sweet Dreams • Episode: Desserts from the Yankee Kitchen
★ ★ ★ ★ Rate it • Read users' reviews (32)
Filed under: Dairy, Chocolate, more ▼

RECIPE **RATINGS & REVIEWS (32)**

Cook Time: 2 hr 45 min | **Level:** -- | **Yield:** --

Ingredients

- 1 cup plus 2 tablespoons sifted cake flour
- 2/3 cup sugar
- 1 1/2 teaspoons baking powder
- 1/4 teaspoon salt
- 1/2 cup milk
- 1/4 cup cooking oil
- 2 egg yolks
- 1 teaspoon vanilla
- 2 egg whites
- 1/4 teaspoon cream of tartar
- Pastry cream, recipe follows
- Ganache, recipe follows

Pastry Cream Filling:

- 2 cups whole, 2 percent fat, or 1 percent fat milk
- 1/2 vanilla bean, split lengthwise, seeds scraped out
- 6 egg yolks
- 2/3 cup granulated sugar
- 1/4 cup cornstarch
- 1 tablespoon unsalted butter

Recipe Tools:

- [Print Recipe](#)
- [Get Card](#)
- [Save Recipe](#)

Similar Recipes

Recipes Like This

- [Mini Orange Chocolate Chunk Cake](#)
- [Chocolate Sybil Cake](#)
- [Tiered Chocolate Buttercream Cake](#)
- [Molten Chocolate Cakes with Raspberry Sauce](#)

Recipe Collections

Showing 1-10 of 14

[Cupcake](#)

More Typical Approach: FBC is Exception

1. Introductory Provisions
2. Base Zones
3. Overlay Zones
4. Development Regulations
5. Signage Regulations
6. Form-Based Code Regulations
7. Administration



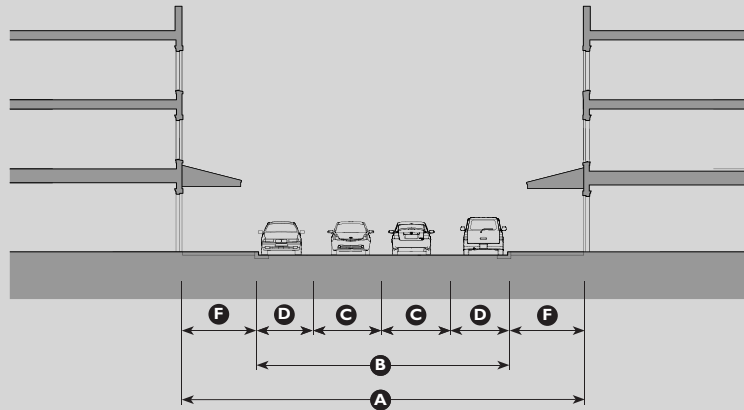
Code Defaults to Walkable Urbanism

1. Preamble
2. Part 1: Introduction
3. Part 2: General to All
 - a. Site Planning and General Subdivision (Design-based)
 - b. TND & TOD Site Planning Standards
4. Part 3: Specific to Zones (Building Form-Standards)
 - a. Chapter 3.02 Transect Zones
 - b. Chapter 3.03 Non-Transect Zones
5. Part 4: General to Zones (Frontage Type Standards)
6. Part 5: Building Types Standards

Form-Based Code Framework with Conventional Fit In

7. Part 6: Specific to Uses
 - a. Chapter 6.02 Applicable to All Zones
 - b. Chapter 6.03 Applicable to Non-Transect Zones Only
8. Part 7: Thoroughfare Types
9. Part 8I: Civic Space Types
10. Part 9: Permitting & Approvals
11. Part 10: Subdivision
12. Part 11: Definitions

Thoroughfares Remained in Zoning Code!



7.01.060 Neighborhood Main Street

Application

Movement Type	Slow
Design Speed	20 mph
Pedestrian Crossing Time	6 seconds (w/ bulb-outs) 10 seconds (w/o bulb-outs)
Transect Zones	T4MS T4MS-O

Overall Widths

Right-of-Way (ROW) Width	60'	A
Pavement Width	36'	B

Lanes

Traffic Lanes	2 @ 10' (2-way travel)	C
Bicycle Lanes	None	
Parking Lanes	2 @ 8' parallel	D
Medians	None	

Edges

Drainage Collection Type	Curb and gutter	
Planter Type	4' x 4' tree grates	E
Lighting Type	Low, pedestrian oriented lighting	
Walkway Type	12' sidewalk	F

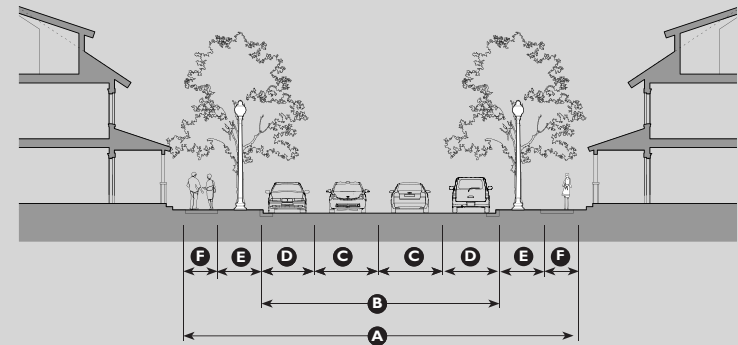
¹Where gallery frontage is used, street trees are not required or allowed.

Intersection

Curb Radius	15' max. (bulb-outs recommended)
Distance Between Intersections	400' max.

Miscellaneous Requirements

Transformations to existing streets shall match the designations set forth in the General Plan.



7.01.050 Neighborhood Street Planter Strip

Application

Movement Type	Slow
Design Speed	20 mph
Pedestrian Crossing Time	6 seconds (w/ bulb-outs) 10 seconds (w/o bulb-outs)
Transect Zones	T4N-O T4N T3N

Overall Widths

Right-of-Way (ROW) Width	56-60'	A
Pavement Width	36'	B

Lanes

Traffic Lanes	2 @ 10' (2-way travel)	C
Bicycle Lanes	None	
Parking Lanes	2 @ 8' parallel	D
Medians	None	

Edges

Drainage Collection Type	Curb and gutter	
Planter Type	5'-7' continuous	E
Lighting Type	Low, pedestrian oriented lighting	
Walkway Type	5' sidewalk	F

Intersection

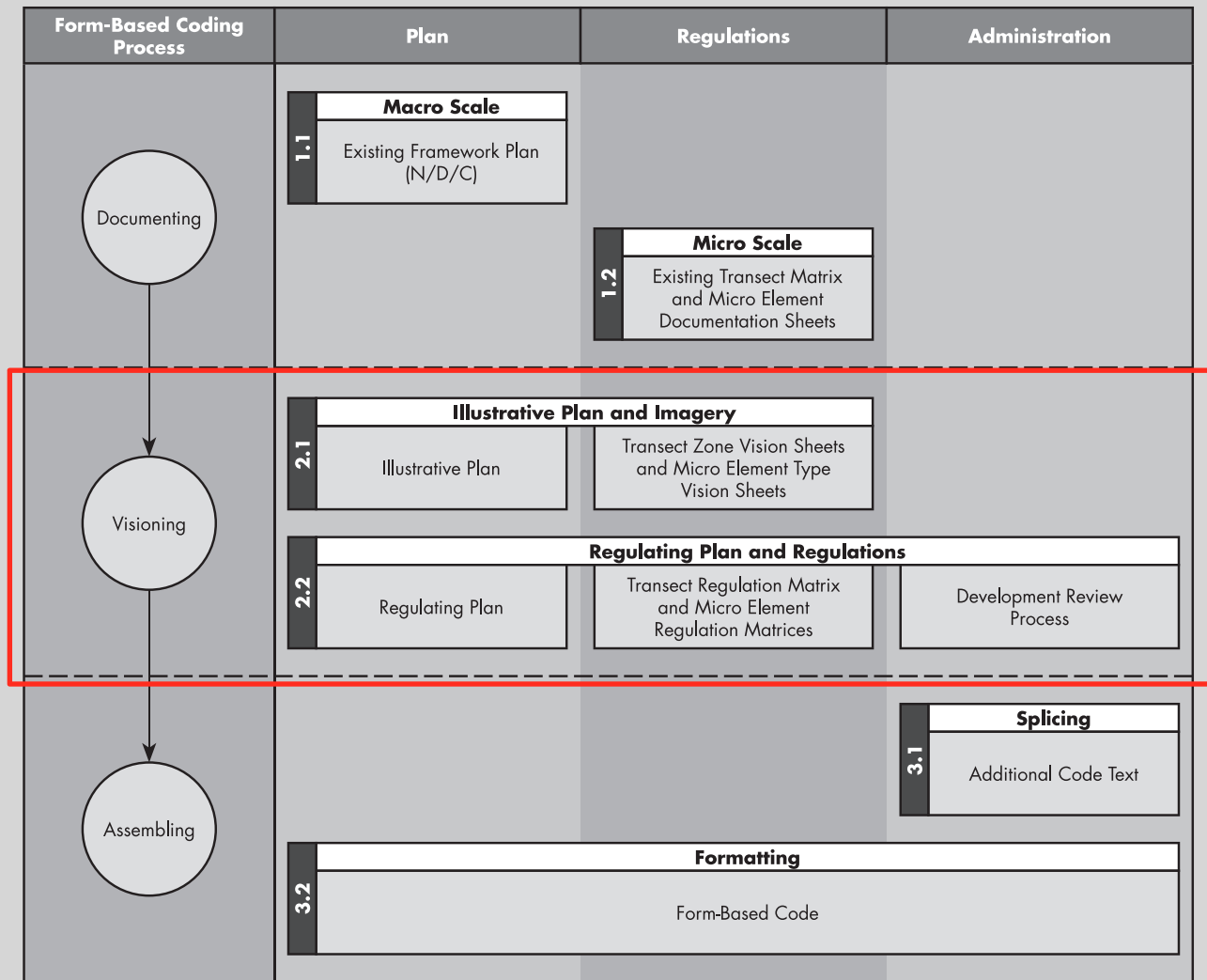
Curb Radius	15' max. (bulb-outs recommended)
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Miscellaneous Requirements

Transformations to existing streets shall match the designations set forth in the General Plan.

Effectively Integrating the Charrette Process Into a Citywide Code Update

How Does Visioning Fit Into the Process?



Use Macro-Scale Analysis to Select FBC Focus Areas



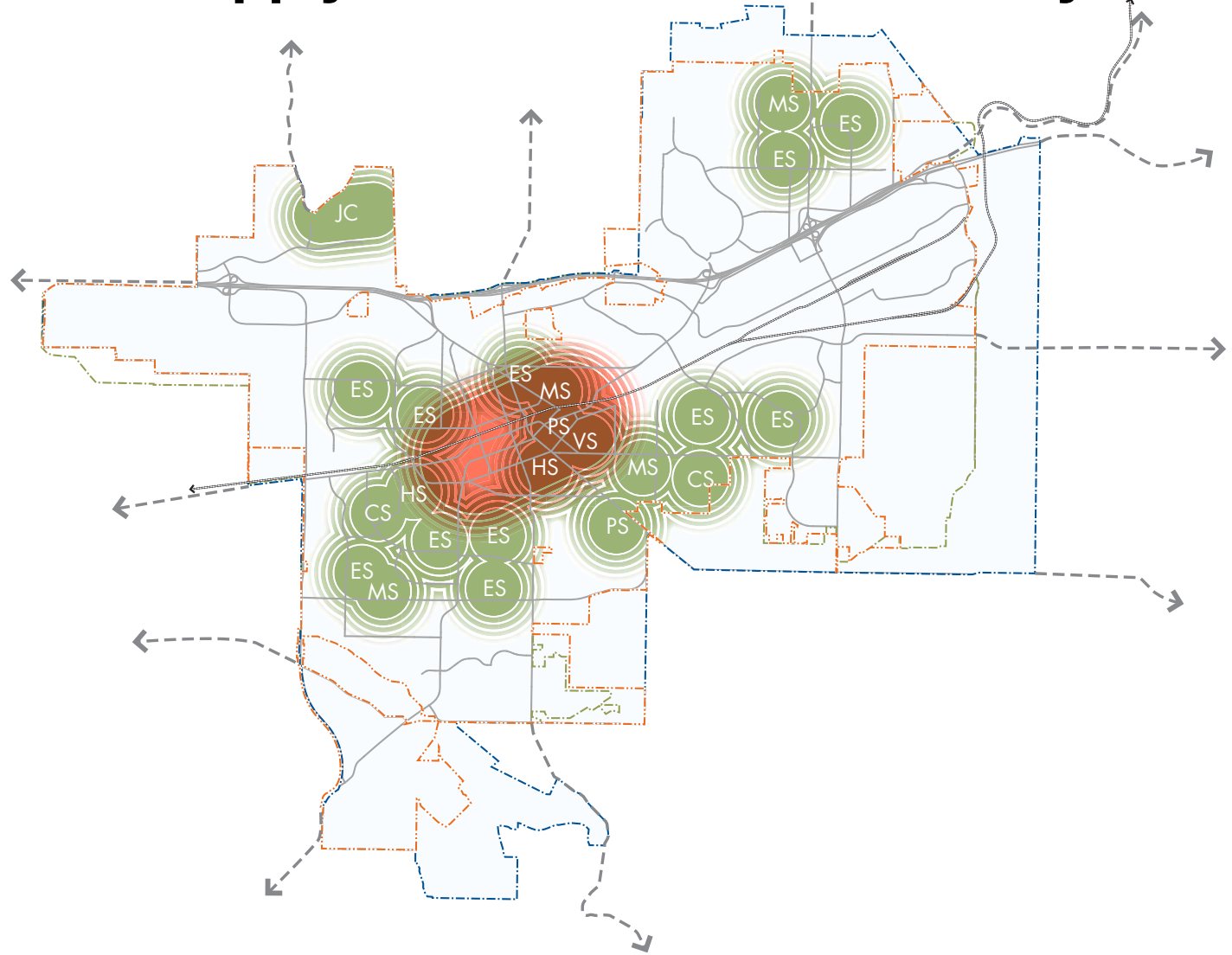
LIVERMORE
CALIFORNIA



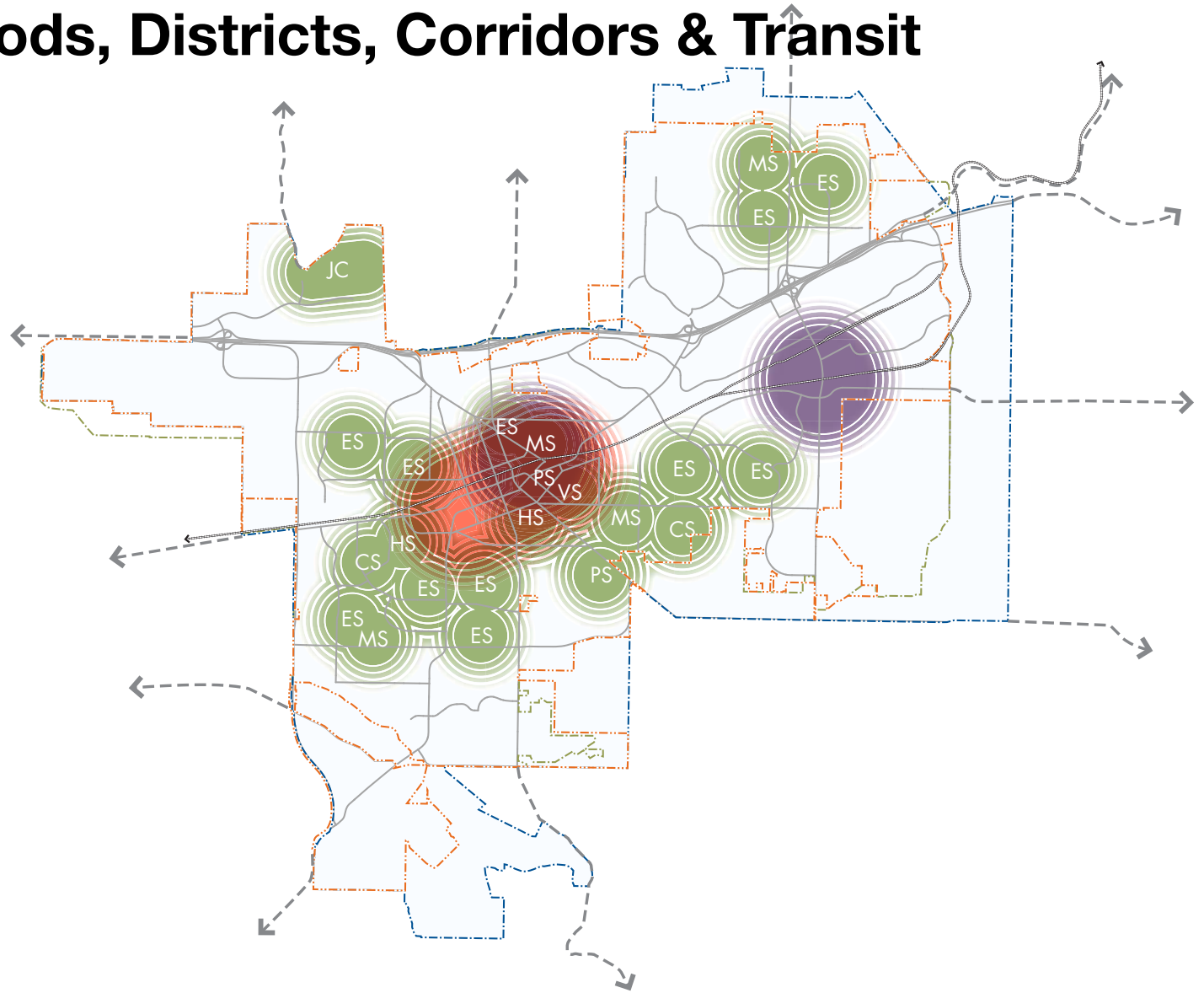
2011 Driehaus FBC Award

Livermore Development Code

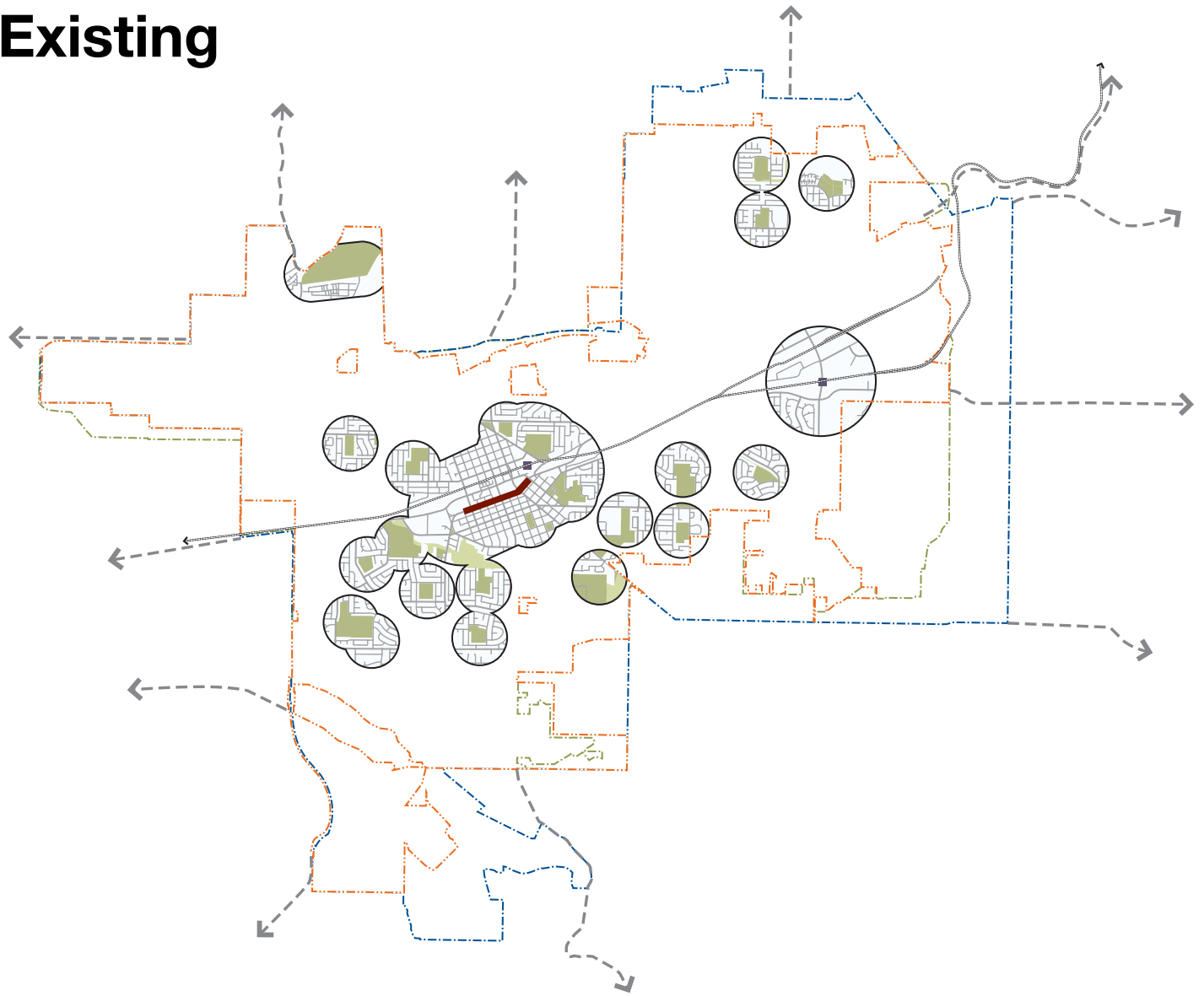
First Determine to Apply FBCs: Macro Scale Analysis



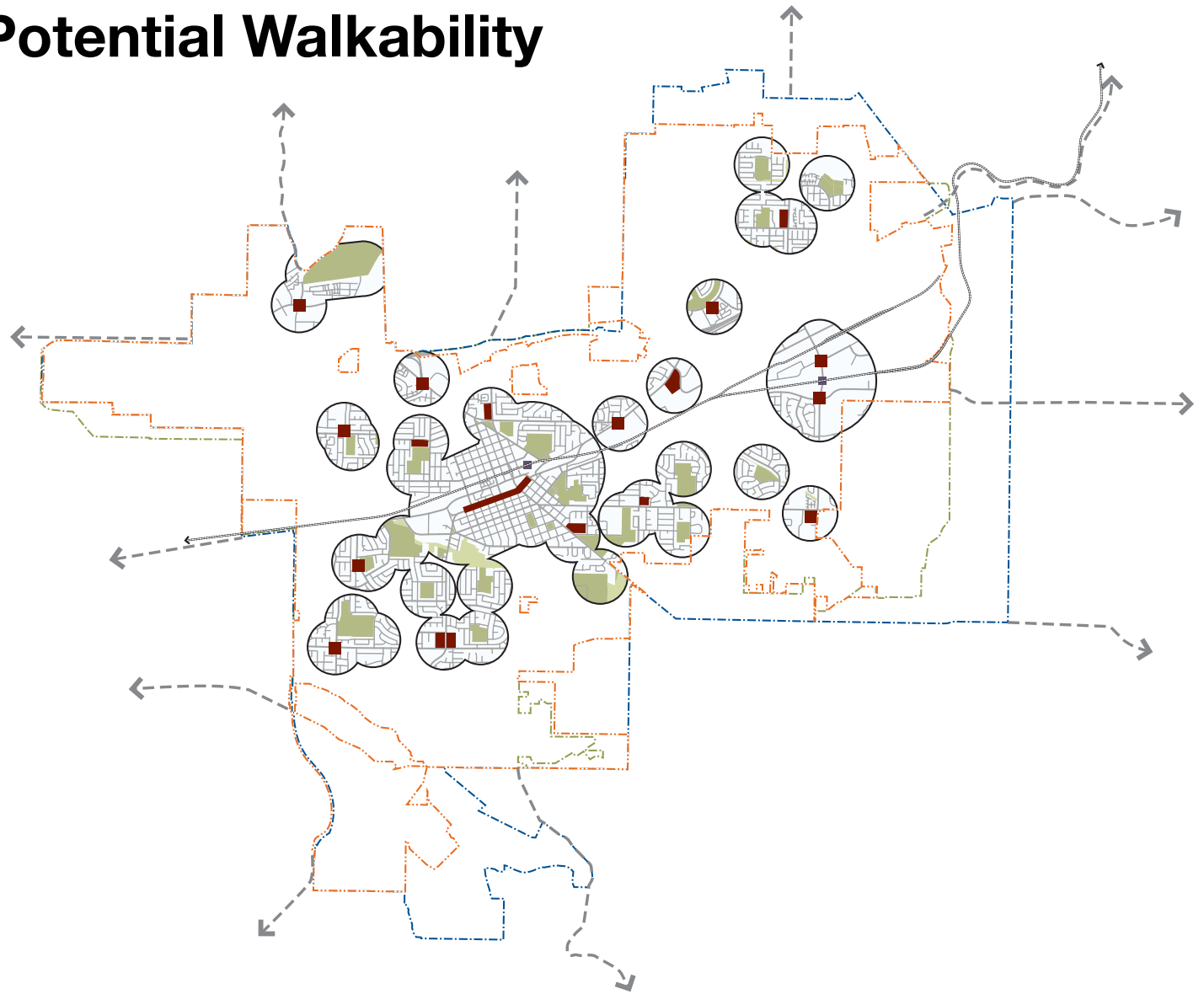
Neighborhoods, Districts, Corridors & Transit



Walkability: Existing



Long Term Potential Walkability



Use Charrette to Illustrate Potential FBC Build Out Scenarios



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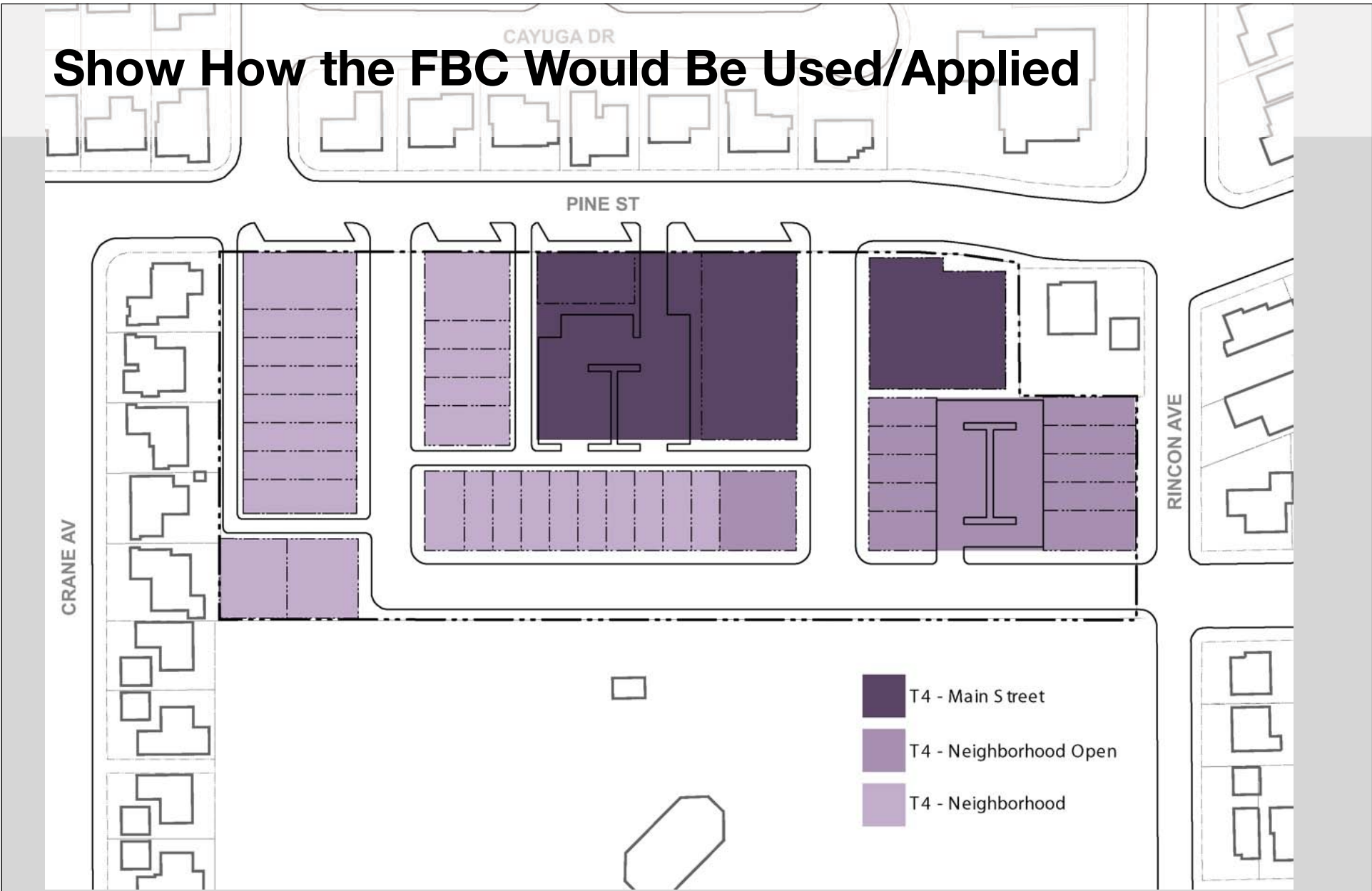
Small-Scale Transformation: Strip Mall to Main Street



From Strip Mall to Main Street/Neighborhood Center

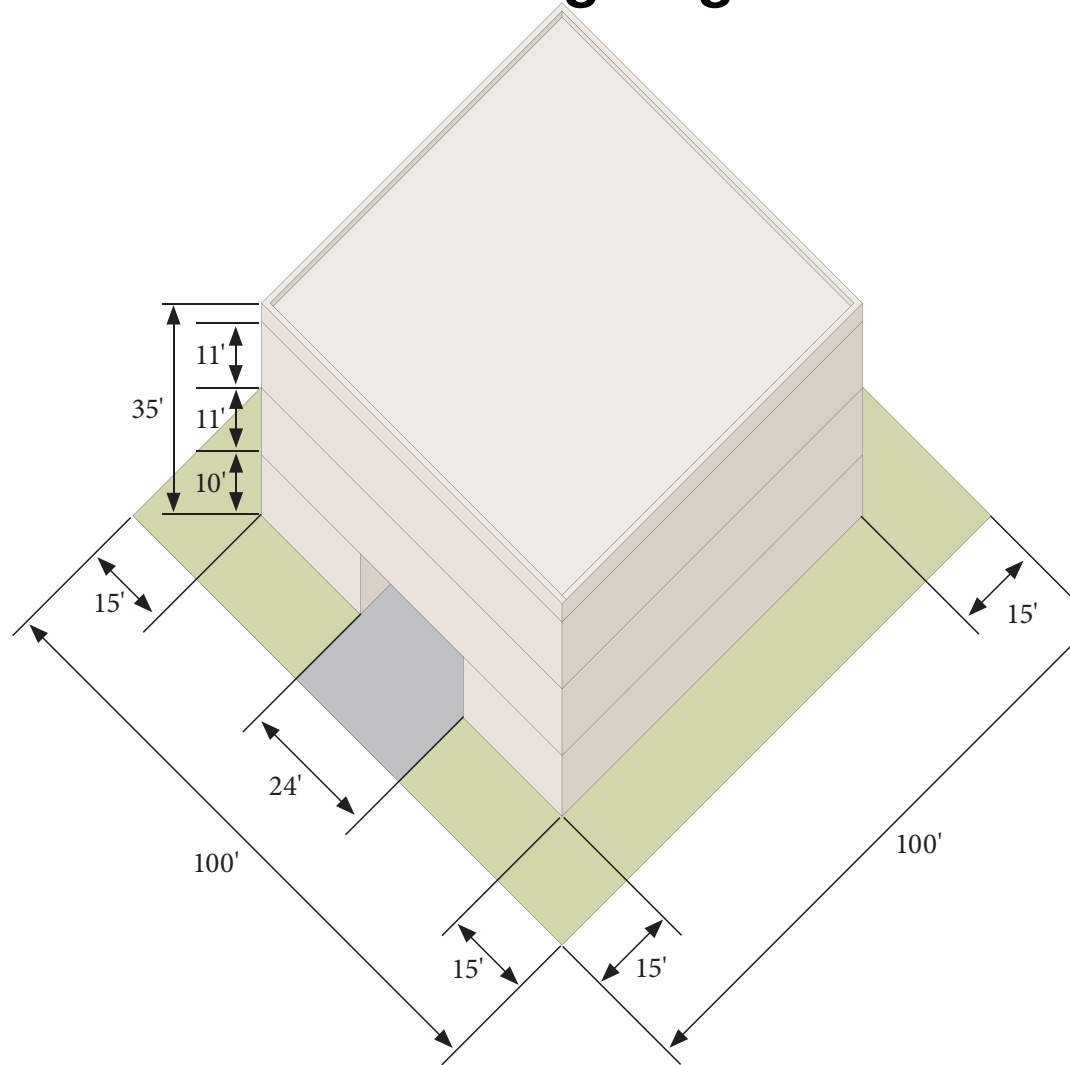


Show How the FBC Would Be Used/Applied



Assess and Illustrate What the
Current Code Allows... Then
Show How to Fix It With an
FBC

Understand Existing Regulations and Why They're Not Working



Constraining Factors

- Limiting factor 1: Parking requirement (1.75 spaces/du, except 1.5 spaces/du where 80 percent of the units are less than 800 square feet each in size and contain no more than one bedroom)
- Limiting factor 2: Density cap established in General Plan: total buildable area is multiplied by GP allowed density to establish max # units (Sec 3-05-080)

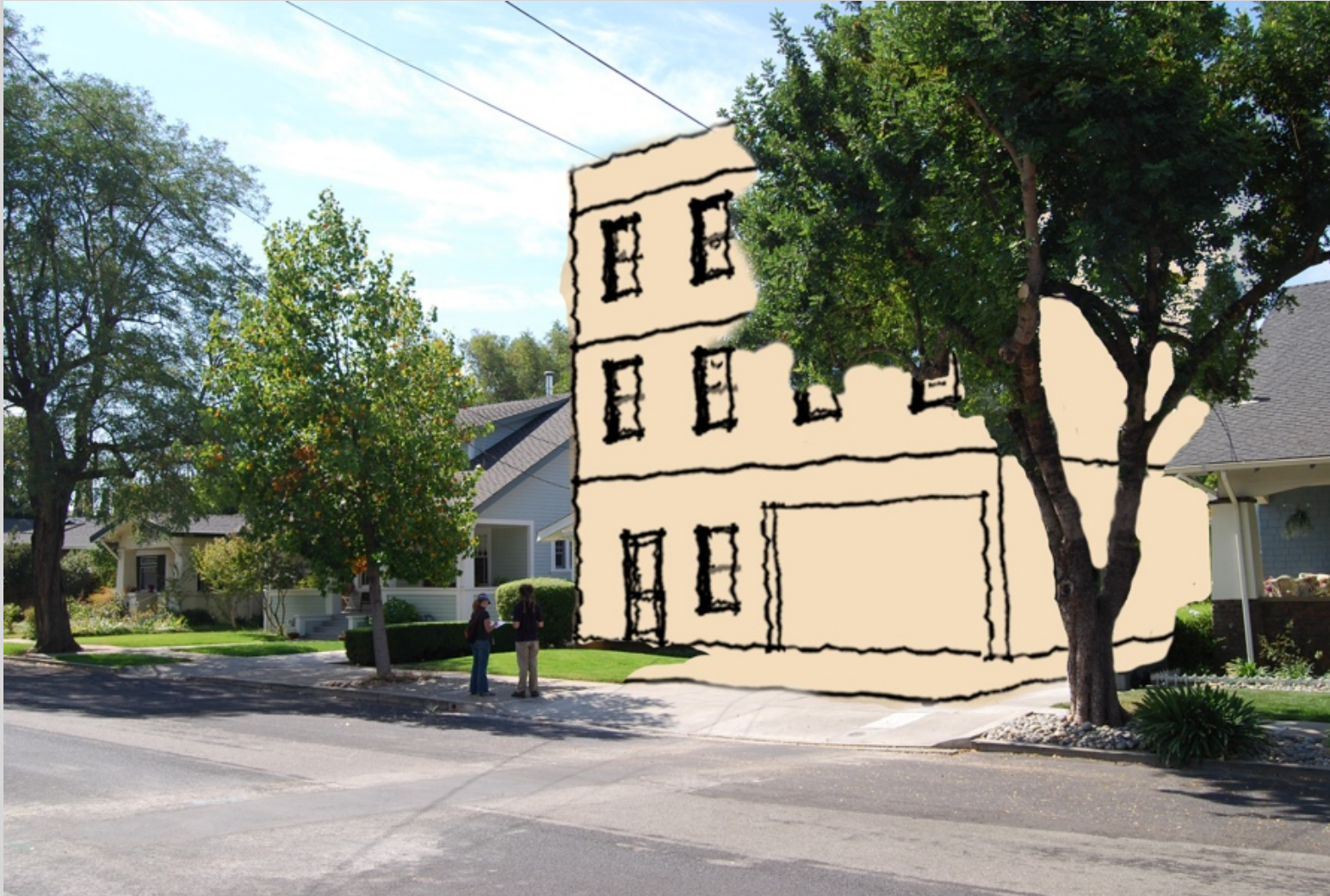
Regulations contributing to poor design

1. Regulations encourage "lifted" buildings by allowing additional 3rd floor if the ground floor is devoted only to parking
2. Regulations encourage lot aggregation because 50' wide lots cannot accommodate parking requirement for multifamily units
3. Lack of FAR allows potentially large single buildings (e.g. 14,980 sf total area on a 100x150 typical lot)
4. Parking requirement discourages construction of small units
5. Two-family lots: max of 400 sf can be paved for parking within the front yard setback (Sec 3-20-050B)

RL-5-0: Existing Condition



RL-5-0: Allowed by Current Zoning



T3-N: Allowed by Form-Based Code



Doing a Hybrid Code Correctly

Two Completely Different Types of Places: Do Not Try to Regulate the Same Way!

Form-Based Zones/ Transect

Walkable Urban Places



Lower parking requirements
(More walking, access to transit)

Public realm = Public space

Blended density (variety of types)

Mixed use environments

Uses more flexible based on
operational characteristics

Conventional Use-Based Zoning

Drivable Suburban Places



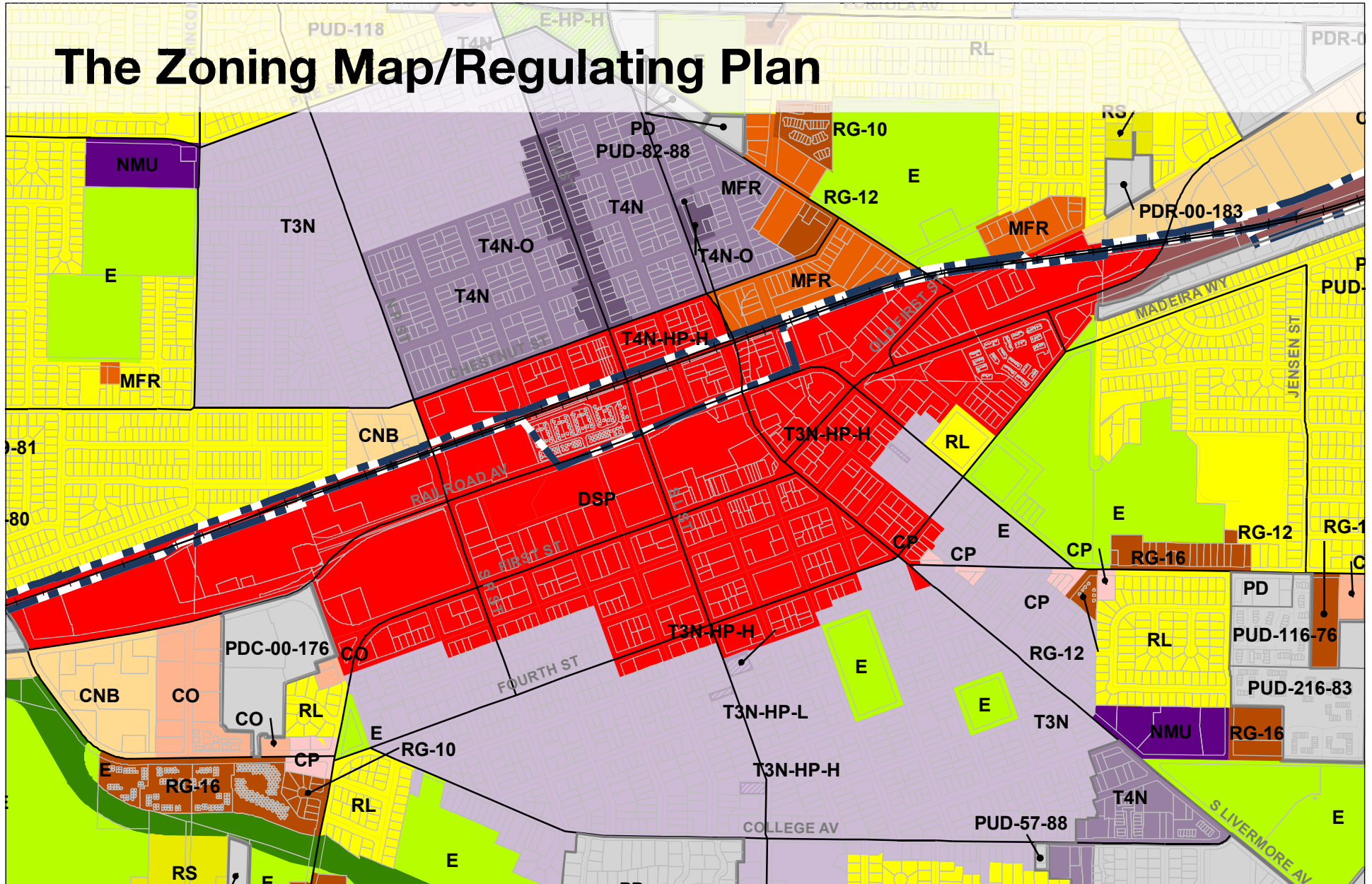
Higher parking requirements
(Less walking and access to transit)

Larger public and private open
space required due to isolation

“Podded” densities and uses

Specific Uses allowed

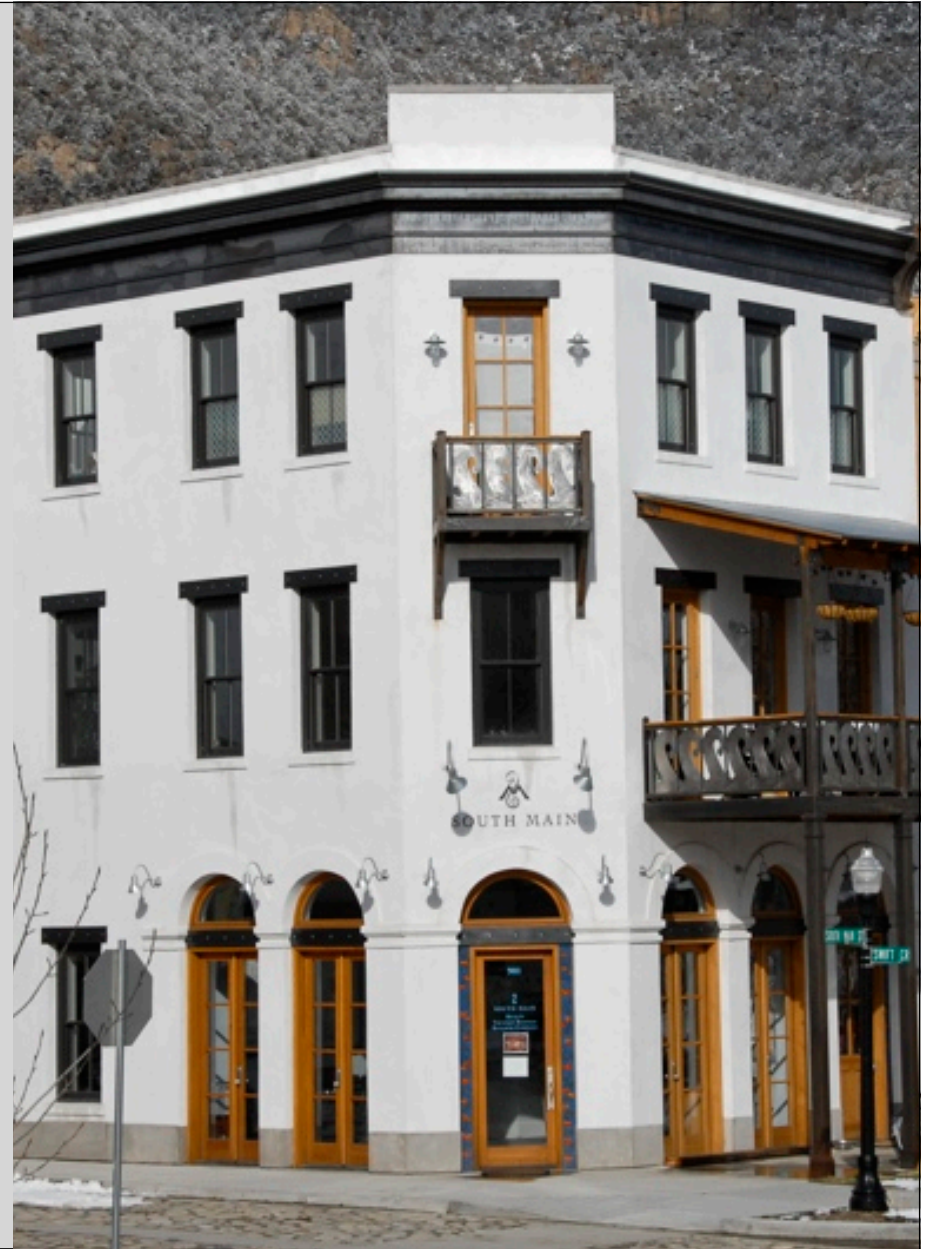
The Zoning Map/Regulating Plan



What a Form-Based Code Is Not

What an FBC is Not:

1. Simply adding Mixed Use zones to an otherwise conventional code
2. Adding another layer of form and character standards to a conventional code
3. Not site planning guidelines
4. Not architectural guidelines



Conclusion: Time to Get Rid of Your Polaroid!





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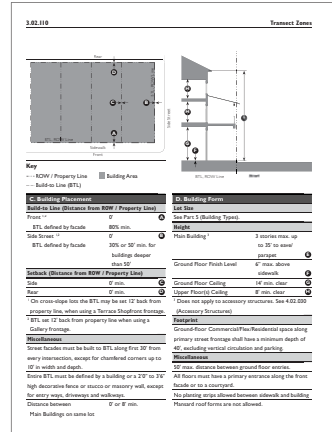
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