Design Guidelines for Livable Communities
Form-Based Code

To Guide Community Design

- What Is a Form-Based Code (FBC)?
- FBC Elements
- Potential Applications
- Benefits for Transit
What Is a Form-Based Code?

**SACOG FBC Handbook**

- SERA Architects
- David Evans & Associates
- PB PlaceMaking Group

*pb placemaking*
What Is a Form-Based Code?

Conventional Zoning

- Regulates land uses to separate incompatible activities
- Relies on numerical standards
- Streets are typically designed independently of the uses they serve
- Streets are designed with a motor vehicle bias
- Often not tied to implementing a community vision
What Is a Form-Based Code?

Conventional Zoning - Common Result
What Is a Form-Based Code?

Form-Based Code (FBC)

- Focuses on development form - not uses
- Emphasizes the public realm through the design of buildings, streets and streetscape
- Integrates street design with adjacent development
- Respects valued community characteristics
- Uses illustrations to support regulatory text
- Results from an inclusive community planning process
What Is a Form-Based Code?

Conventional Zoning/FBC Comparison

- FBC fills the same role
- Common elements
- Matter of emphasis
What Is a Form-Based Code?

Primary FBC Elements

- Public realm and street character
- Site and building design
- Building form
- Land use
- Architecture

*Relative importance will vary by community character and need.*
Primary FBC Elements

Public Realm and Street Character

- Places where people want to be
- Supports transit
Primary FBC Elements

Site Design and Circulation

- Pedestrian connections
- Direct access between building entrances and transit
- Surface parking to the rear or side
- Allow density over time
Primary FBC Elements

Building Form

- Proper building scale to street
- Transitions between different uses
Primary FBC Elements

Land Use

- Different land uses within walking distance
- Highest densities near transit
- Active ground floor uses
Primary FBC Elements

Architecture

- Visual interest
- Respect existing community character
- Windows and entries facing the street
Potential FBC Applications
Potential FBC Applications

Urban Infill

*Alkali Flat*

- 1850’s origins
- Residential transitioning to include commercial & employment uses
- Some new development inconsistent with historic character
Potential FBC Applications

Relative Importance

- Site Design & Circulation
- Building Form
- Architecture
- Land Use
- Street Design & Connectivity

Focus on commercial activities at major intersections
Potential FBC Applications

Suburban Infill

_Citrus Heights_

- Developed in the ’50’s & ‘60’s
- Auto orientation & large parking lots facing the street
- Limited connectivity for pedestrians
Potential FBC Applications

Relative Importance

- Street Design & Connectivity
- Site Design & Circulation
- Building Form
- Land Use
- Architecture

Focus on cross streets and gradual transition on the arterial street
Potential FBC Applications

Small Downtown Infill

*Auburn*

- “Old Town” established during Gold Rush
- “Downtown” developed beginning in late 1800’s
- Historic character
Potential FBC Applications

Relative Importance

- Building Form
- Architecture
- Land Use
- Site Design & Circulation
- Street Design & Connectivity

Focus on commercial - residential transition
Potential FBC Applications

Greenfield Development

*Roseville*

- Former agricultural use
- Opportunity to create a specific plan to guide future development
- Preliminary plan - residential with separated uses
- Major arterial street connection through the site

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Potential FBC Applications

Relative Importance

- Street Design & Connectivity
- Land Use
- Site Design & Circulation
- Building Form
- Architecture

Focus on pedestrian scale streets & circulation
FBC - Potential Transit Benefits

*Focus on what the community wants – not what it wishes to prevent*

- **Destination** – Helps create enjoyable pedestrian places that support transit
- **Density** - Facilitates higher densities and mixed-use
- **Diversity** – Celebrates unique community characteristics
- **Design** - Focuses on the public realm and the pedestrian