

# Form Based Code



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# Traditional vs FBC

Area	Traditional	Form Based
Use	High priority	Low priority
Placement of structure	Medium priority	High priority
Array of other elements	Low priority	Medium priority

# Form Based Zoning

- More concerned with how new development relates to Neighbors
- Philosophical Changes:
  - “Build To” Lines vs. Setbacks
  - Graphic component to make ordinance easier to use
  - More flexibility on use
  - Public realm responsibility: trees, benches, etc.



Interdependence of  
Public and Private  
Investments and  
Spaces



Location at back of  
sidewalks

## Multi-story buildings



Form Based Zoning would have New Development mimic what is already here.



Days Inn is an Excellent Example.

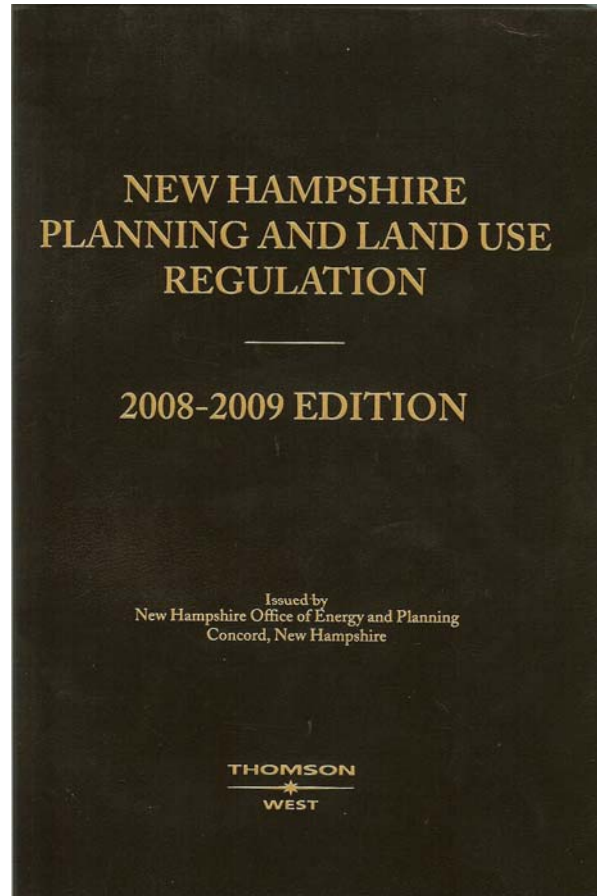
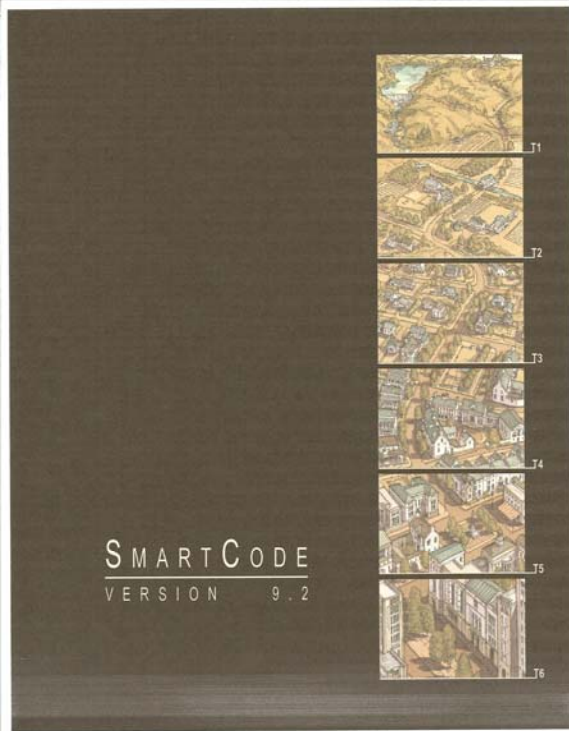


The Goal is *both* to Preserve the quality and density of what is already here, *and*

To establish a design standard for New Development for areas that have long term Redevelopment potential.



# 1. Start with SmartCode



# 2. Filter through RSAs and Enabling Legislation

# 3. Insert as an Amendment to Dover's Zoning

	<i>DOVER CODE</i>
	<b>ZONING</b>
	<b>CHAPTER 170</b>
	<b>ARTICLE I</b>
	<b>GENERAL PROVISIONS</b>
170-1.	Title.
170-2.	Authority.
170-3.	Purpose.
170-4.	Interpretation.
170-5.	Applicability.
	<b>ARTICLE II</b>
	<b>WORD USAGE</b>
170-6.	Definitions.
	<b>ARTICLE III</b>
	<b>DISTRICTS AND BOUNDARIES</b>
170-7.	Establishment of districts.
170-8.	Zoning Map.
170-9.	Amendments to Zoning Map.
170-10.	Interpretation of district boundaries.
	<b>ARTICLE IV</b>
	<b>USES; TABLES</b>
170-11.	Use regulations.
170-12.	Applicability of Table of Use Regulations.
	<b>ARTICLE V</b>
	<b>DIMENSIONAL REGULATIONS</b>
170-13.	Availability of utilities and services.
170-14.	Nonconforming lots.
170-15.	Open space requirements.
	<i>170-1</i>

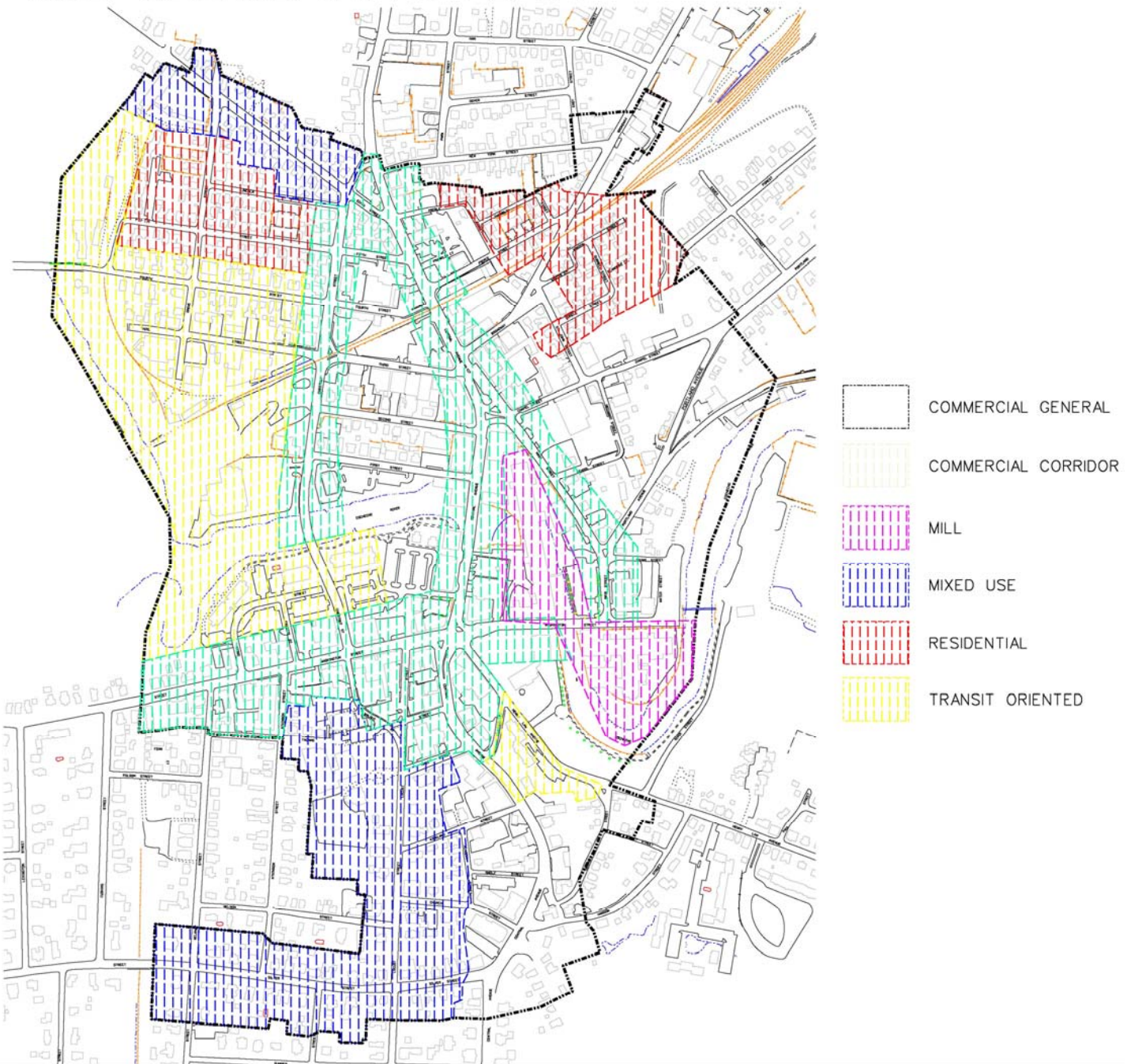


# Process

- Designate Area
- Interviews
- Measuring
- Charrettes
- Drafting
- Review(s)
- Ready for Adoption  
2009



# CBD REGULATING PLAN





Lots of Measuring!!

# Design Charrettes November 19 & 22 *and* Available for Comment



Existing  
Liquor/Goodwill Stores



New Development  
Along Chestnut

When New Development occurs, the “build to” standards would seek to replicate the earlier density and development patterns.



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...or perhaps encourage new development patterns consistent with a Dover theme.

First Street,  
Looking east from  
Chestnut



# Process



- Review(s)
- Ready for Adoption  
2009



# FBC Frequently Asked Questions

- What triggers the Code?
  - (Re)development that requires site plan review
- Are repairs/maintenance redevelopment?
  - No, site plan review is more substantial construction
- Is this aesthetic zoning
  - No, the focus is on massing and siting of a building

# FBC Frequently Asked Questions

- My building doesn't conform, am I grandfathered?
  - Yes, all structures and uses are grandfathered
- What uses are allowed
  - Uses are simplified into 7 general categories
- What if I can't meet all the requirements?
  - The Conditional Use Permit is our relief valve