Form Based Code

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# Traditional vs FBC

<table>
<thead>
<tr>
<th>Area</th>
<th>Traditional</th>
<th>Form Based</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use</td>
<td>High priority</td>
<td>Low priority</td>
</tr>
<tr>
<td>Placement of structure</td>
<td>Medium priority</td>
<td>High priority</td>
</tr>
<tr>
<td>Array of other elements</td>
<td>Low priority</td>
<td>Medium priority</td>
</tr>
</tbody>
</table>
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
Multi-story buildings

Location at back of sidewalks
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
Process

- Designate Area
- Interviews
- Measuring
- Charrettes
- Drafting
- Review(s)
- Ready for Adoption
  2009
CBD REGULATING PLAN
Lots of Measuring!!
Design Charrettes
November 19 & 22

Available for Comment
When New Development occurs, the “build to” standards would seek to replicate the earlier density and development patterns.
When New Development occurs, the “build to” standards would seek to replicate the earlier density and development patterns.
…or perhaps encourage new development patterns consistent with a Dover theme.
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