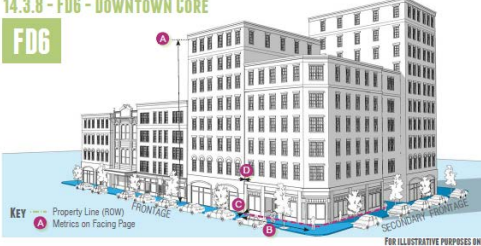


A Vibrant and Walkable City:

Creating a new Form Based Code for Burlington's Downtown and Waterfront

14.3.8 - FD6 - DOWNTOWN CORE

FD6




KEY

- Property Line (ROW)
- FRONTAGE
- SECONDARY FRONTAGE

14.3.8-1-INTENT


To enhance the vitality of the urban core with a variety of high density building types. Provide locally and regionally serving office, retail, service, hospitality, entertainment, civic functions, as well as a wide variety of urban housing choices. This district also aims to reinforce the walkable nature of the urban core of the city.

Attached buildings
Small to large footprint
Building at the frontage line
No side setback
3 to 10 stories
Outbuildings not common



FOR ILLUSTRATIVE PURPOSES ONLY

14.4.11 - MIXED-USE



14.4.11-1-DESCRIPTION

Mixed Use - A typically attached building that provides a critical mix of uses designed to facilitate pedestrian-oriented retail, hospitality or service uses on the ground floor, with upper floors typically designed for residential or office uses.

ALLOWED IN

FD6	FD6-4
FD6-4	FD6-4T
FD6-4T	FD6


14.4.11-2- NUMBER OF UNITS

Units per building 2 min.

14.4.11-3- BUILDING SIZE AND MASSING

HEIGHT & MAIN BODY WIDTH

Per Form District standards in Section 14.3 (Specific to Form Districts).



Graphics and photos on this page are illustrative, not regulatory.

14.4.11-4- ALLOWED FRONTAGE TYPES


Shops	Section 14.4.7
Forecourt	Section 14.4.8
Deviated	Section 14.4.9
Denney	Section 14.4.10
Lightwell & Landing	Section 14.4.11
Chapfront	Section 14.4.12
Terrace	Section 14.4.13
Offshoot	Section 14.4.14
Gallery	Section 14.4.15
Arcade	Section 14.4.16

*May only be used in combination with a shopfront or offshoot frontage type.

14.4.11-5- PEDESTRIAN ACCESS

Ground Floor Units	Principal Frontage
Upper Floor Units	Principal or Secondary Frontage

Upper floor units shall be accessed by a common entry.



Burlington Form Based Code 14-11

14.5.12 - SHOPFRONT



Graphics and photos on this page are illustrative, not regulatory.

14.5.12-1-DESCRIPTION

A frontage wherein the facade is aligned close to or at the Frontage Line with the building entrance at sidewalk grade. This type is conventional for a street level retail or hospitality use. It may include an awning that overlaps the sidewalk.

14.5.12-2- ALLOWED WITH

Work/Use	Plan
Mixed Use	Permitted Building

14.5.12-3- SIZE

Distance between glazing	2' max.
Glazing height	3' max.
Ground floor glazing	70% min.
Depth of recessed entries	5' max.
Principal Entrance level	At grade

14.5.12-4- MISCELLANEOUS

Shopfronts with arched-style glass windows or other operable windows that allow the space to open to the street are encouraged. (See Section 14.3.9 (Supplemental to Form Districts - Sign Standards) for Signs and Awnings requirements.)

This frontage type may also be used in conjunction with other frontage types such as Arcade, Galleries and Terraces. In case of conflict between them, the Shopfront Frontage Sign standards shall prevail.

A separate entrance to upper stories is allowed.



Burlington Form Based Code 14-12



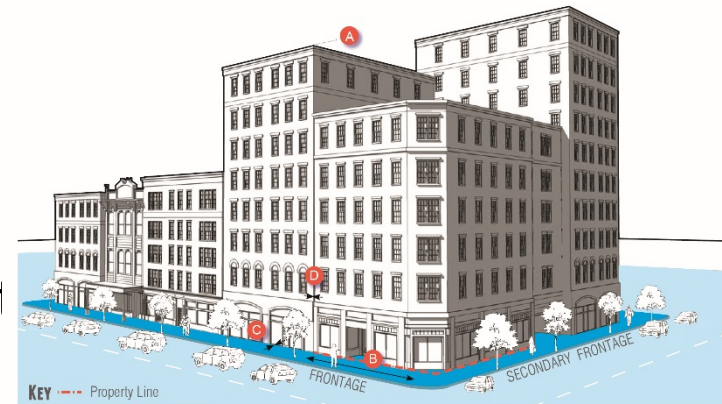
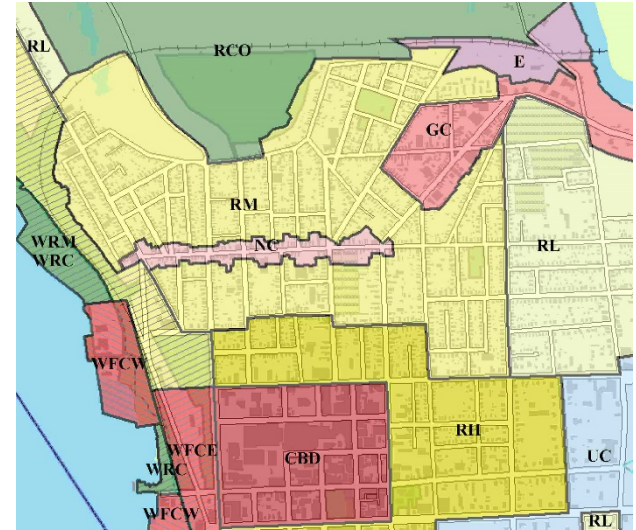




...something to do with zoning...

Many Types of Zoning

- Euclidean
 - Traditional **geographic separation** of land uses
 - e.g. housing should be separated from industrial uses
- Performance-Based
 - Focus on **measurable benefits and impacts**
 - Traffic, noise, lighting, jobs, water quality, stormwater runoff
- Form-Based
 - Focus on the **physical form** that new development takes and how buildings relate to the public street
- Hybrid







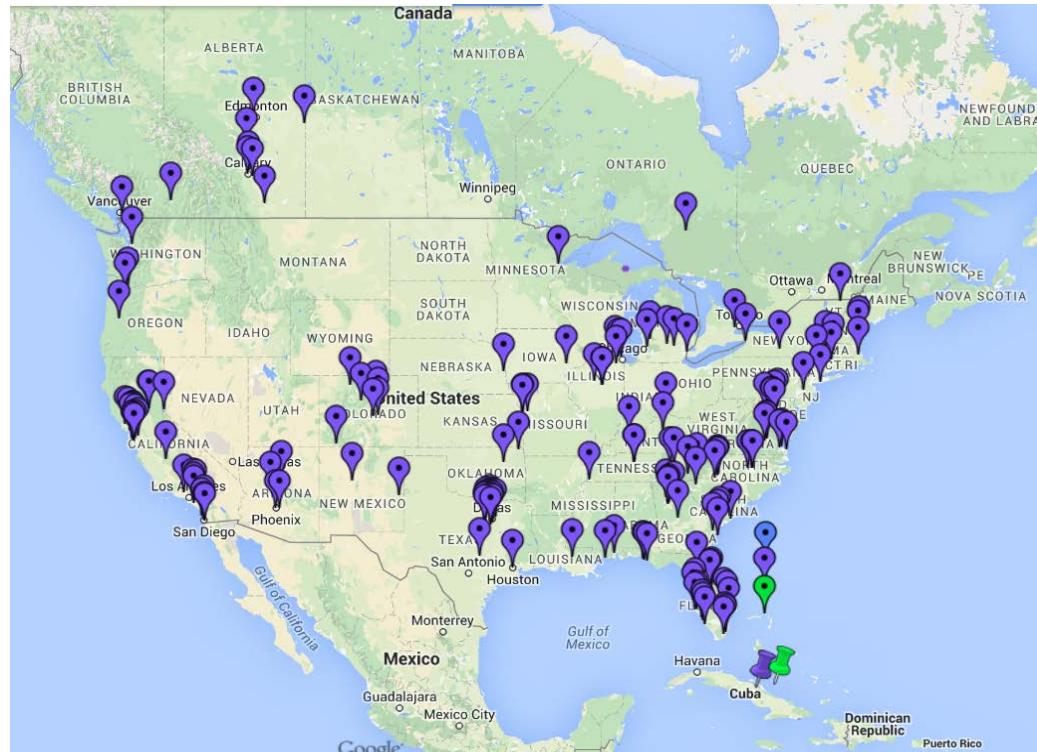
Form Based Codes: Where else?

Big cities like Miami and Denver

Smaller cities like Cincinnati, Nashville, and Petaluma and Ventura, CA

Rural places like Flagstaff, AZ, Kauai, HI and Beaufort, NC

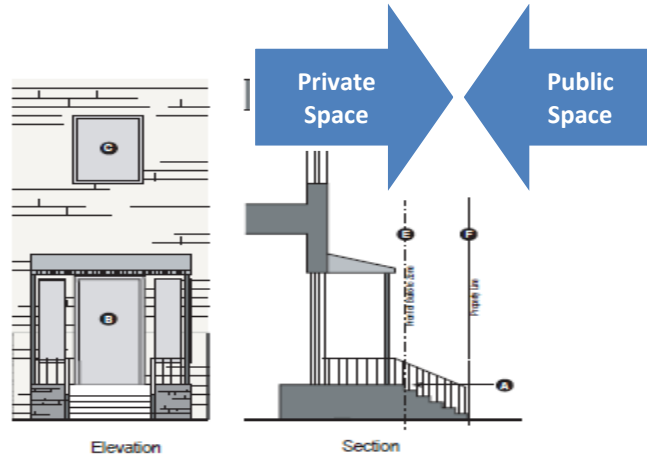
And even in **New England** in places such as Yarmouth ME, Newport, VT, and Portsmouth and Dover, NH



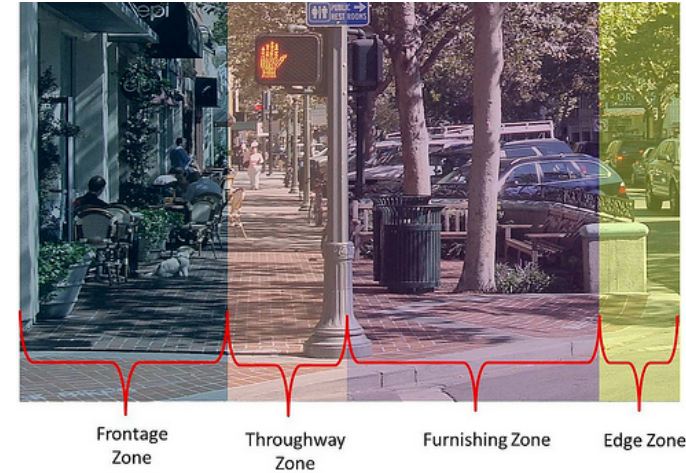
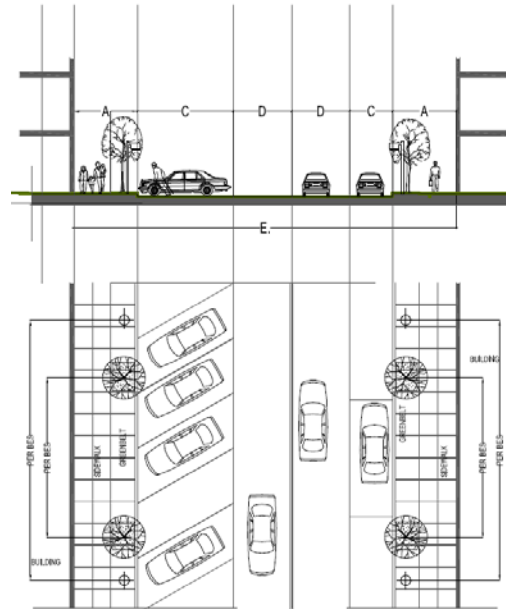
Form Based Codes: How are they different?

Emphasis is on how people relate to and experience the development:

Private Frontage



Public Frontage



Form Based Codes: The “What” and “Why”

Expressly designed and intended to:

- *Create places that are highly accommodating and attractive for pedestrians*
- *Create places that strengthen and sustain economic viability*
 - *Enable a rich **mixture** of character, uses and activities*
 - *Encourage the **intensity** of uses and activities*
 - *Support **proximity** of uses and activities to one another and to transit*
 - *Emphasize and enhance the **visual quality and characteristics** of development*
 - *Respect and advance the **existing patterns** and character of development*



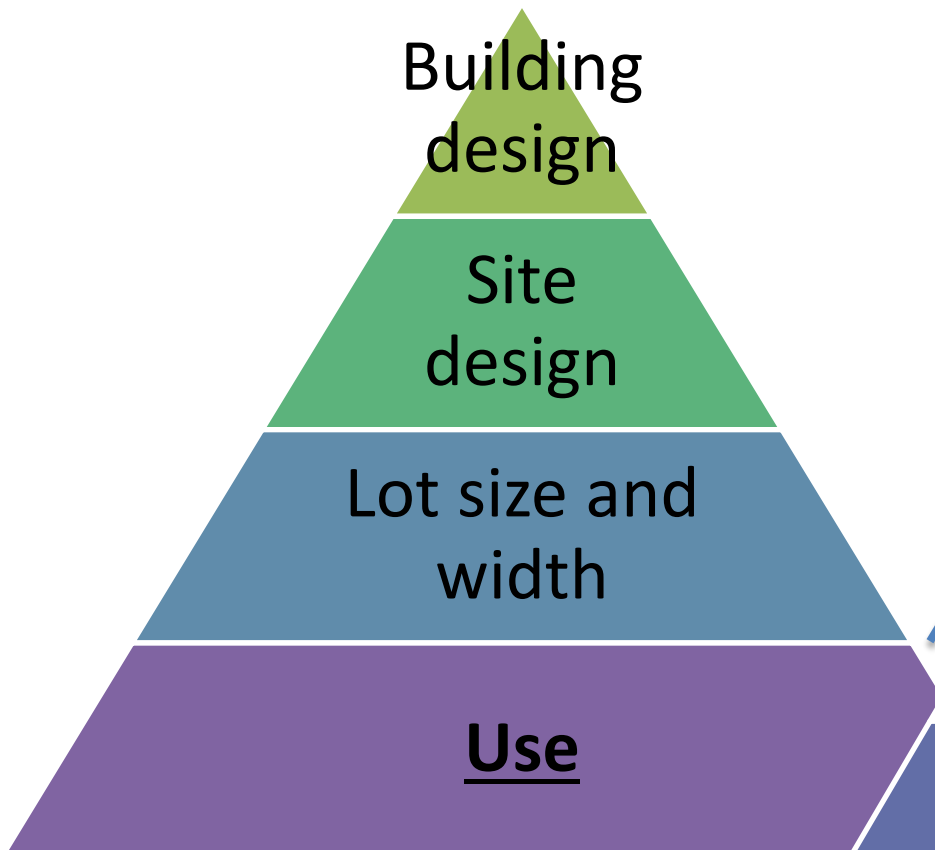
This...

...or this?

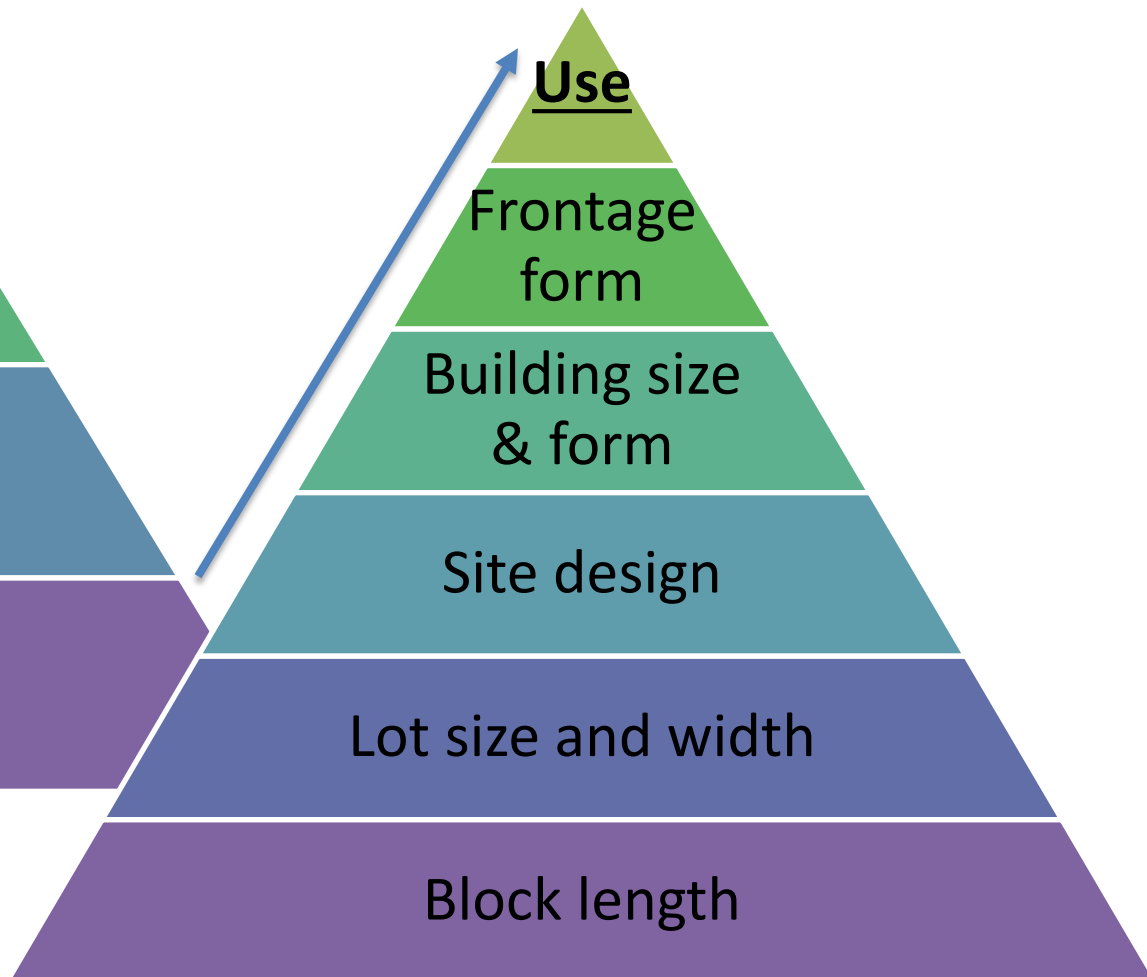


Form Based Codes: How are they different?

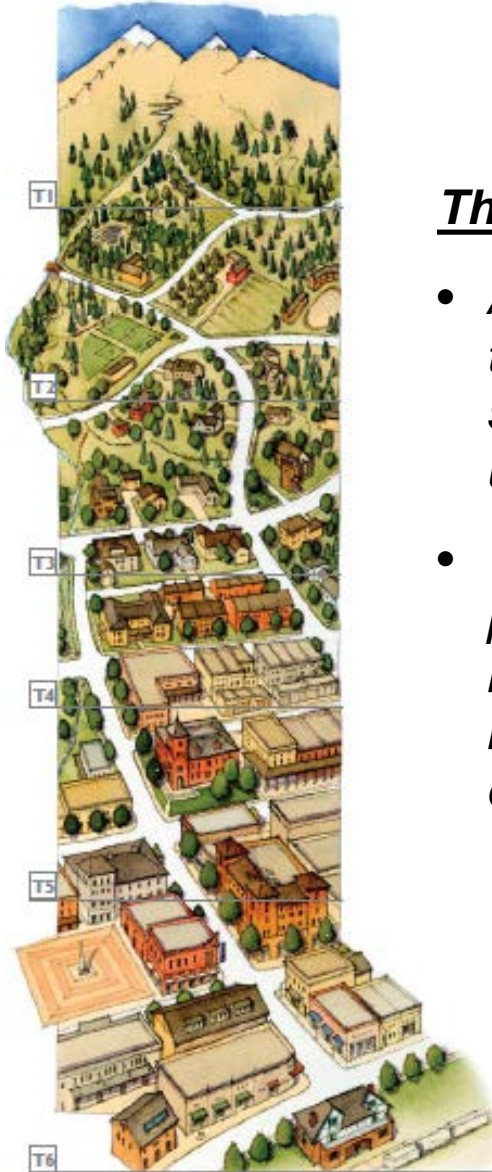
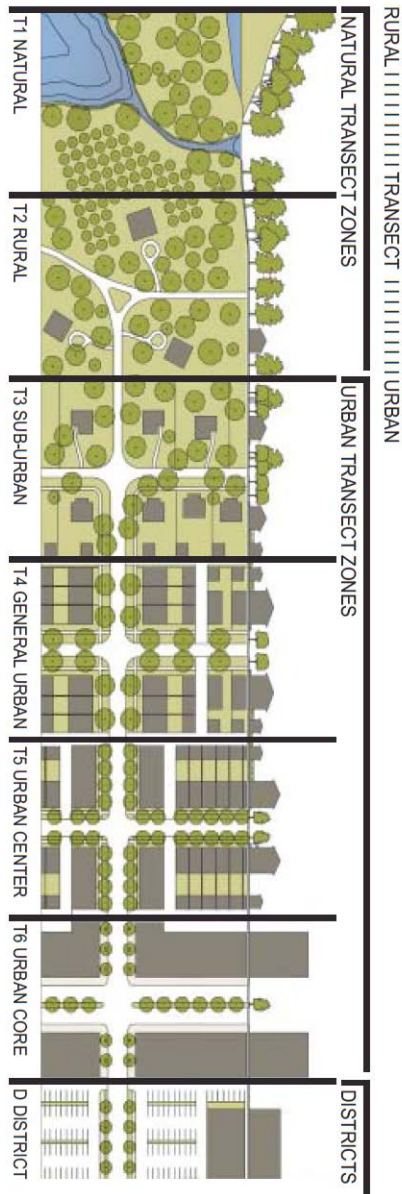
Use-Based Zoning



Form-Based Zoning



Form Based Codes: How are they different?



The Transect

- *An organizing principle to describe the progression of development scale and intensity from undeveloped to highly developed*
- *Transect (or Character) Zones provide a fine-grained distinction between parts of a community based on the form and character of existing (or desired) development.*

Form Based Codes: How are they different?

Street Types



Building Types



Shop House

A house building type with the ground story converted for commercial use and the residential appearance of upper stories maintained.



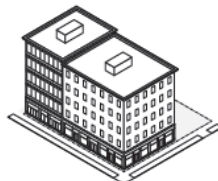
Neighborhood Store

A moderate floor plate, single story building type designed for commercial purposes.



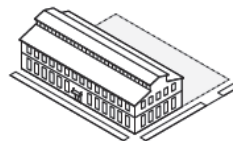
Mixed-Use Building

A multi-story building type with ground floor commercial and upper story residential uses with six or more dwelling units.



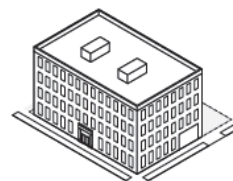
Commercial Building

A multi-story building type limited to commercial uses.



Production Building

A moderate to large floor plate, up to two story building type, often naturally lit with a monitor, clerestory, or sawtooth roof.



Fabrication Loft

A moderate to large floor plate, multi-story building type subdivided for multiple tenants, often designed with tall ceilings, expansive windows, wide corridors, and service elevators.

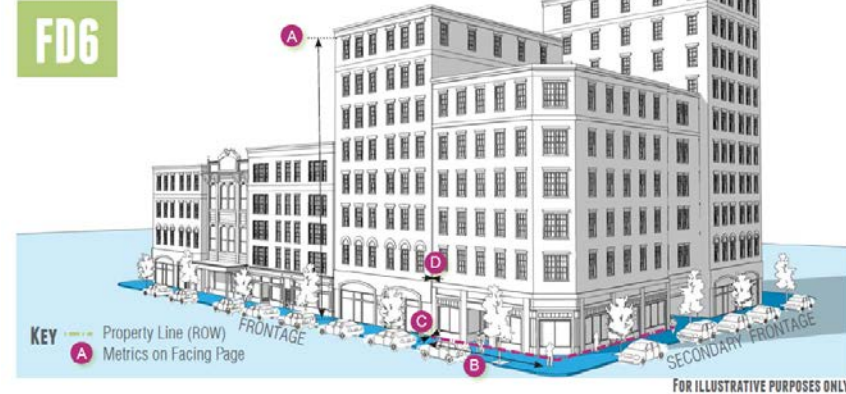
Form Based Codes: How are they different?

- **Illustrations, photos and tables** rather than **text**
- **Objective** rather than **subjective**
- **Prescriptive** rather than **permissive**
- Enable more “**by right**” rather than **discretionary** review

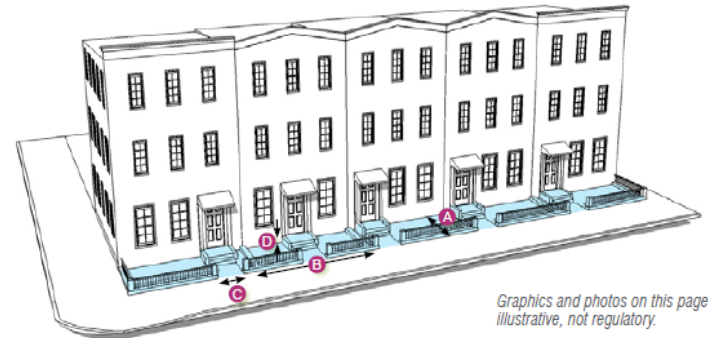
What this means...

- More **predictable built results**
- **Development that fits it's context**
- **Greater certainty** for the public, confidence for investors, and assurance that a community's vision actually comes to life.

14.3.8 - FD6 - DOWNTOWN CORE



14.5.9- DOORYARD



14.5.9-C - SIZE

Depth, Clear	8' min.	A
Length	50' max.	B
Depth of recessed entries	5' max.	
Path of travel	3' wide min.	C
Finish level above sidewalk	18" max.	D
Finish level below sidewalk	18" max.	

plan BTV

Downtown & Waterfront

TAPPING
BURLINGTON'S
CREATIVE
ECONOMY

PLUS
CHICKENS
ON CHURCH?



LIMITED EDITION

THE
GREEN
MACHINE

Burlington's New Groundbreaking Waterfront
Stormwater Treatment Concept

PARK IT
BURLINGTON!
TIMELESS
PRINCIPLES

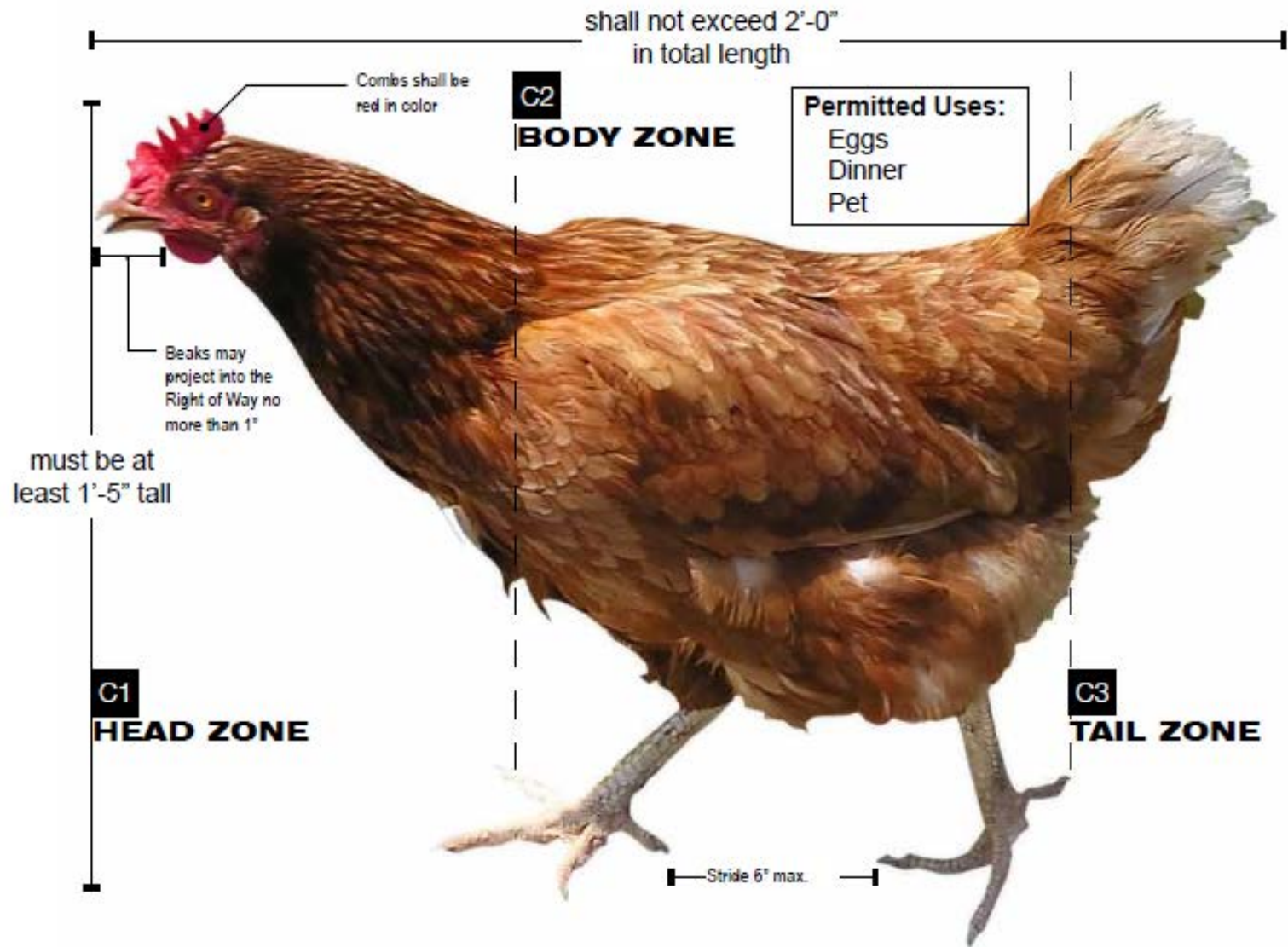
CREATING
"MUNICIPAL
ADVANTAGE"



PlanBTV is a collaboration of the people of Burlington, the City of Burlington, and Town Planning & Urban Design Collaborative LLC.
More at: www.burlingtonvt.gov/planBTV/

Planning Commission
Approved Draft
Mar 12, 2013

Form Based Code: Adapted to Our Local Context



WHAT WORKS

Lessons learned from Burlington and other traditional cities.

[Density]

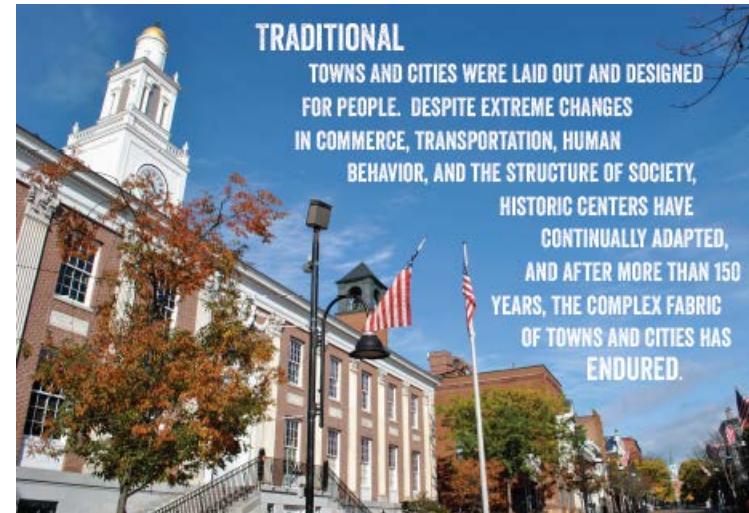


[Diversity]



[Scale]

[Mixed-Use]



TRADITIONAL

TOWNS AND CITIES WERE LAID OUT AND DESIGNED FOR PEOPLE. DESPITE EXTREME CHANGES IN COMMERCE, TRANSPORTATION, HUMAN BEHAVIOR, AND THE STRUCTURE OF SOCIETY, HISTORIC CENTERS HAVE CONTINUALLY ADAPTED, AND AFTER MORE THAN 150 YEARS, THE COMPLEX FABRIC OF TOWNS AND CITIES HAS ENDURED.

[Connectivity]



[Walkability]

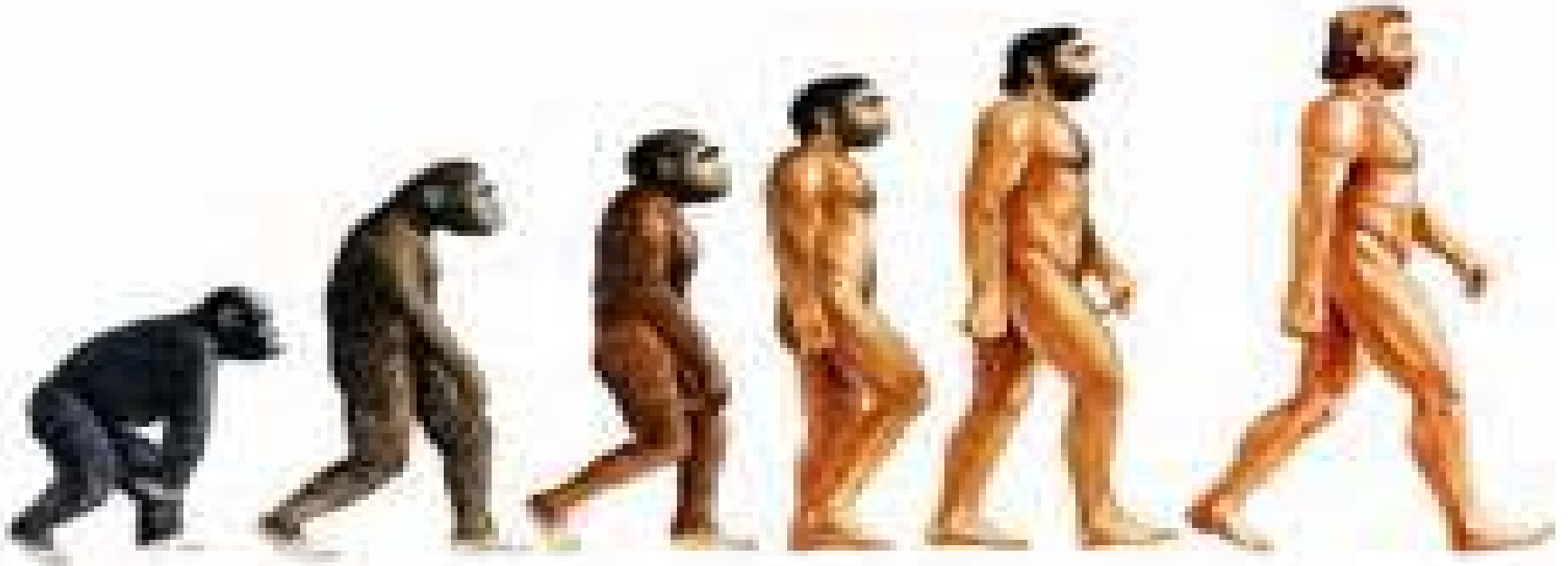
Destination.

Distance.

Design.



Evolution of Burlington's "Form-based" Zoning



**Design Review and
Historic Preservation
1973**

**Comprehensive Development
Ordinance
2008**

**Form Based Code
2015**





plan

BTV

Downtown & Waterfront

FORM-BASED ZONING ORDINANCE

VIBRANT · CREATIVE · ACTIVE · SUSTAINABLE

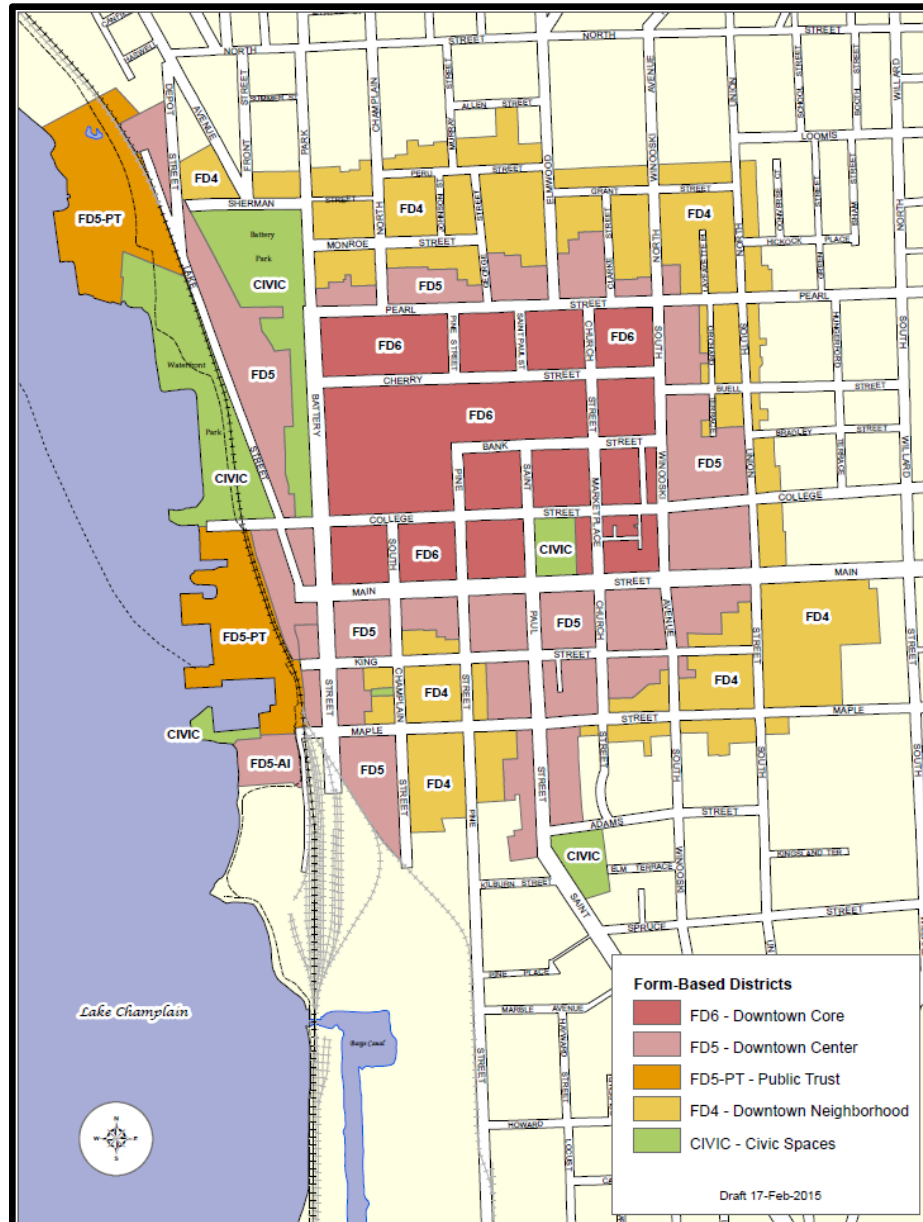
Form Based Code: The Purpose

The Burlington Form-Based Code is adopted as a portion of the *Burlington Comprehensive Development Ordinance* (CDO) to implement the community vision established by the *planBTV: Downtown and Waterfront Master Plan* for the purpose of:

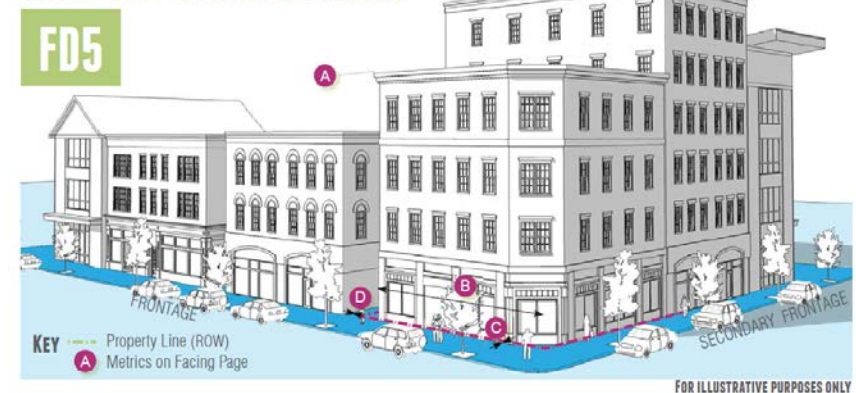
- **encouraging and facilitating new infill and adaptive reuse that**
- **emphasizing active uses at the street level**
- **facilitate the building of a greater choice of housing opportunities by allowing for a more diverse range of unit and building types**
- **respecting historical development patterns and architecture; protecting valuable natural, historic, and recreational resources; developing lively cultural events, resources and activities**
- **enlivening the waterfront year-round**
- **maintaining or creating areas of open civic spaces**

Components of the Form Based Code

- Regulating Plan
- Form District Standards
- Building Type Standards
- Private Frontage Type Standards
- Sign Standards
- Civic Space Standards
- Urban Design Standards
- Landscape Standards



14.3.7 - FD5 - DOWNTOWN CENTER



Components of the Form Based Code

Hierarchy of Standards

Form
District



e.g. FD6 – Downtown Core

Building
Type



e.g. Mixed Use Building

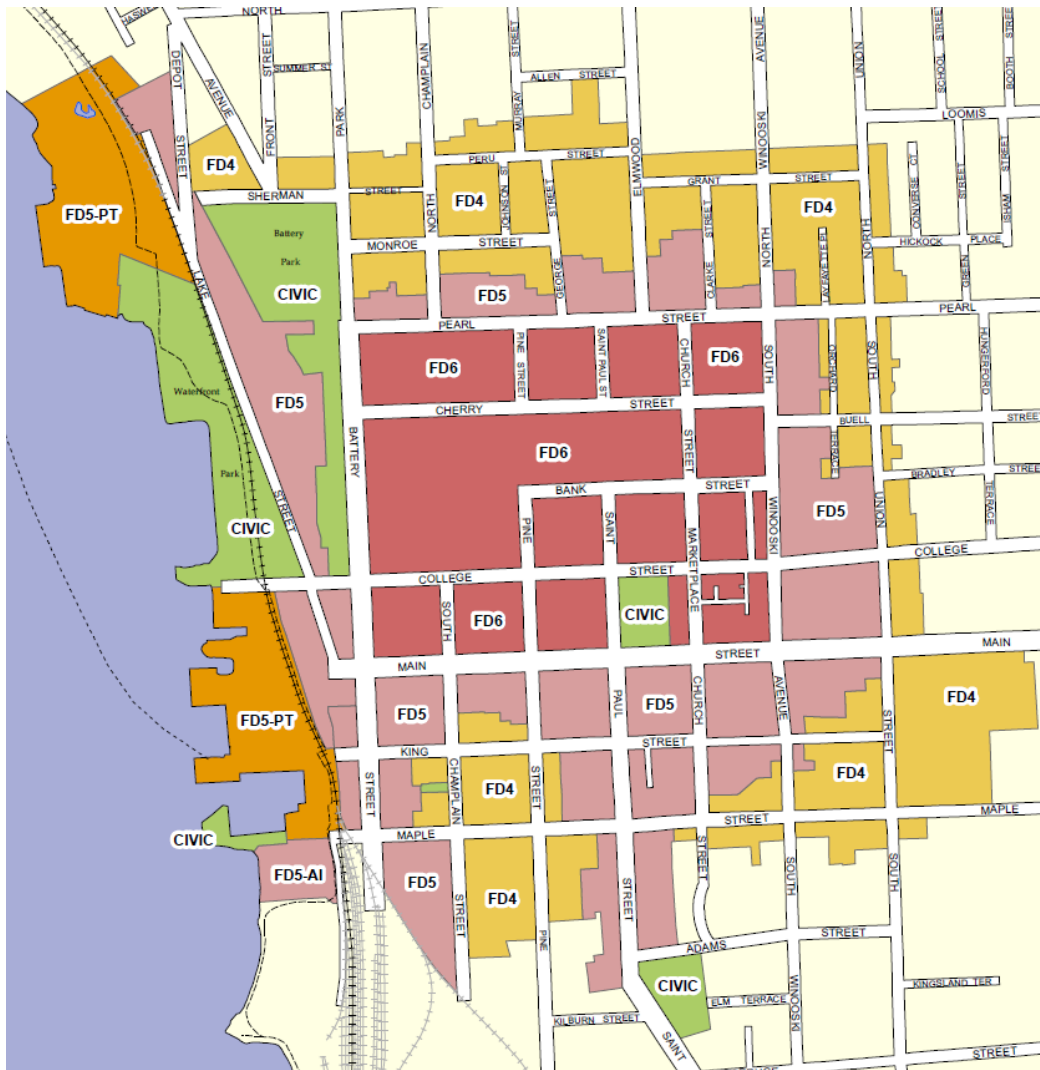
Frontage
Type



e.g. Shopfront Frontage

Components of the Form Based Code

Regulating Plan



Form Districts:

FD6 Downtown Core

FD5 Downtown

FD5 Public Trust

FD4 Downtown Neighborhood

Components of the Form Based Code

Form Districts

Less urban ← → More urban

FD4 - DOWNTOWN NEIGHBORHOOD



FD5-PT - PUBLIC TRUST



FD5-A - ART & INDUSTRY



FD5 - DOWNTOWN CENTER

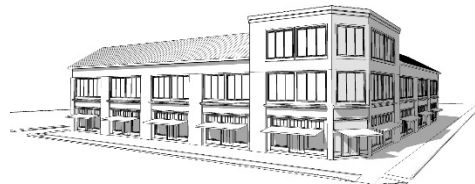
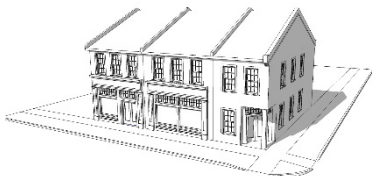
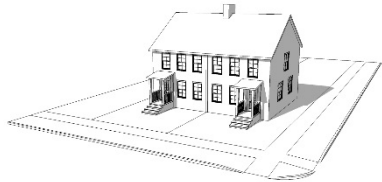


FD6 - DOWNTOWN CORE



Components of the Form Based Code

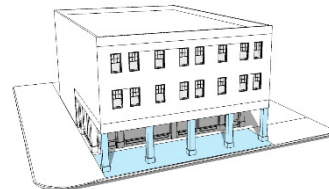
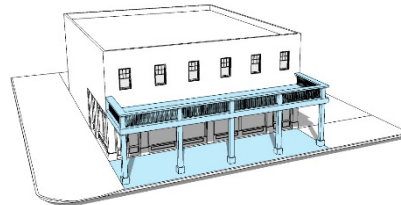
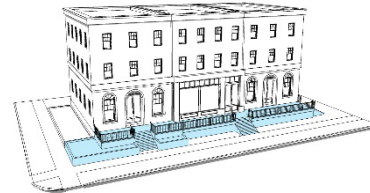
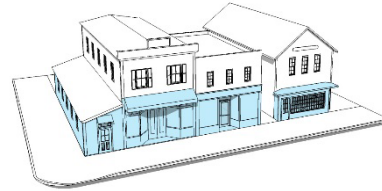
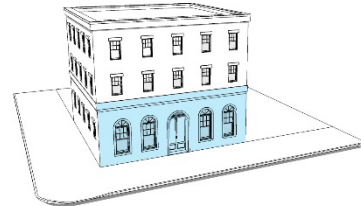
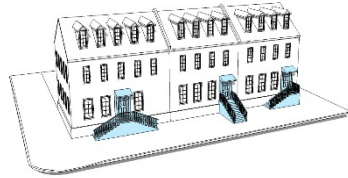
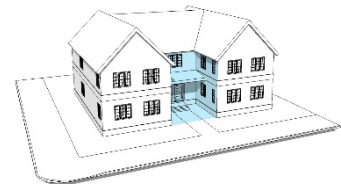
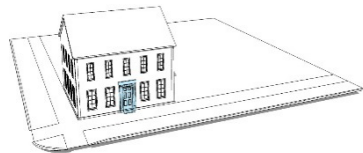
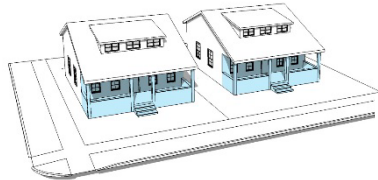
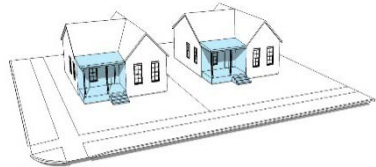
Building Types



- Carriage House
- House
- Duplex
- Rowhouse
- Multi-Family, Small
- Multi-Family, Large
- Work-Live
- Mixed Use
- Perimeter Building
- Civic Building

Components of the Form Based Code

Frontage Types



- Projecting Porch
- Engaged Porch
- Integrated Porch
- Door Yard
- Doorway
- Stoop
- Forecourt
- Lightwell
- Terrace
- Shopfront
- Officefront
- Arcade
- Gallery

Components of the Form Based Code

Sec. 14.7 Administration and Procedures

Varying the Form:

Administrative Relief

DRB Relief

Variance

Table 14.7.3-A - Administrative Relief

Type of Relief	Limits of Relief Granted	Required Findings	Standards Reference
Relief is necessary due to existing topography and other physical site features and constraints			
Lot Width: The width of a lot may vary from the maximum or minimum lot width requirements.	+/- 10%, not to exceed 5 feet	The property can be developed following the intent and all other applicable standards of the character district, and granting the relief will yield a result equal to or better than in strict compliance with the standard.	Section 14.3: Specific to Character Districts, Special Districts and Civic Spaces, Table 14.3.4-D - Lot Occupation & Building Placement
Building Setbacks: A building setback may vary from the maximum or minimum setback requirements.	10% max	The property can be developed following the intent and all other applicable standards of the character district, and granting the relief will yield a result equal to or better than in strict compliance with the standard.	Section 14.3: Specific to Character Districts, Special Districts and Civic Spaces,
Parking Location: Parking Areas may be located in the Second Lot Layer.	Up to 25% of the Frontage may be occupied by parking.	No more than 25% of the Frontage shall be occupied by parking and it shall be screened from view along the Frontage.	Section 14.3: Specific to Character Districts, Special Districts and Civic Spaces
Building Height: Building height may increase where on a sloping lot.	1 additional floor in height.	Granting the relief will enable compliance with the Principal Entrance Level requirements without compromising the desired ground level floor-to-ceiling height.	Section 14.3: Specific to Character Districts, Special Districts and Civic Spaces; Section 14.5: Specific to Frontage Types; and Section 14.6.5 Building Height
Retaining Wall Location: Grading of a site requires retaining walls on rear and side property lines.	A retaining wall may be placed up to a rear or side property line.	Existing topography makes the placement of retaining walls impractical else-where on the lot. The property can be developed following the intent and all other applicable standards of the character district, and granting the relief will yield a result equal to or better than in strict compliance with the standard.	Section 14.3: Specific to Character Districts, Special Districts and Civic Spaces; Section 14.6.4: Supplemental to Character Districts— Topography and Hillside Requirements

Components of the Form Based Code

Sec. 14.7 Administration and Procedures

Review Process:



Regulations

Review Process



Just tell me what you want!!

