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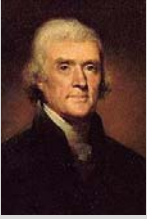
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"I know of no safe depository of the ultimate powers of the society but the people themselves. . . ."



. . . and if we think them not enlightened enough to exercise their control with wholesome discretion, the remedy is not to take it from them, but to inform their discretion."

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Introduction to Form Based Zoning

A component to placemaking
For Michigan's economic recovery

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 - Glenn Pape, Land Use Educator, MSU Extension Greening Michigan Institute

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Today's Presenters

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What we will cover

- A. Form or Function
- B. It is not really new (just new to Michigan)
- C. Form Based Zoning
- D. Form Based Structure
- E. Comparison Traditional, Form Based, Suttons Bay

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It is all about Placemaking!




- Talented, well-educated people who are key to success in the New Economy are attracted to quality living environments. They like amenities and lots of other people around.
- Making a wide variety of quality living places is what local planning is all about!

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We take our town for granted

- We are used to it
- It is not “special” to us
- But to others:
 - It is fantastic, beautiful
 - A place where people spend money to visit
 - A place where people want to move to

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Goal in a typical Plan:

- “Accommodate future growth and minimize the impact of new development by maintaining appropriate scale consistent with the compact character of the village.”
- **“We want to grow stupidly, go broke in the process, and have a boring blah place to live.”**

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Out of balance

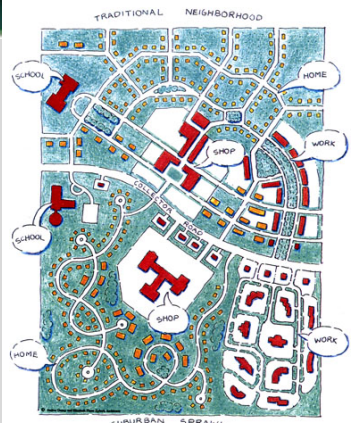
A. Form or Function

- We are out of balance on what we regulate:
 1. Physical form
 2. Use/Density
 3. Management

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Compare:


A. Form or Function



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Out of Balance: Traditional zoning

A. Form or Function



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A. Form or Function

Use emphasis



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This slide shows an aerial view of a suburban street. The houses are uniform in style and color, creating a strong visual rhythm. A central green space, possibly a park or schoolyard, is visible, emphasizing the planned nature of the development.

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A. Form or Function

Use emphasis



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This slide features a two-story house with a prominent balcony and white trim. The house is a classic example of a well-defined architectural form, with a clear emphasis on its structure and design.

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A. Form or Function

Use emphasis



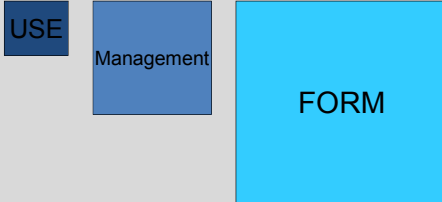
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This slide shows an aerial view of a residential development with winding roads and scattered houses. The layout is more organic and less uniform than the previous slide, but still emphasizes the overall form of the neighborhood.

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A. Form or Function

Form Based Zoning



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The diagram illustrates the relationship between USE, Management, and FORM. It consists of three boxes: a small dark blue box labeled 'USE', a medium blue box labeled 'Management', and a large light blue box labeled 'FORM'. The 'FORM' box is the largest and most prominent, indicating its central role in form-based zoning.

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Emphasis on FORM



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This slide shows a street view of historic brick buildings with ornate facades. The focus is on the architectural details and the overall form of the buildings, which are a key characteristic of the neighborhood's identity.

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A. Form or Function

Emphasis on FORM



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This slide shows a night view of a city street with historic buildings and a church spire. The lighting highlights the architectural details and the overall form of the buildings, emphasizing their role in the city's character.

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A. Form or Function

Emphasis on FORM



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A. Form or Function

Emphasis on FORM



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A. Form or Function

Emphasis on FORM



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A. Form or Function

Emphasis on FORM



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A. Form or Function

Which is first? Form or Function

- Function:
 - In Michigan zoning is function based:
 - Each zoning district: permitted uses (maybe also special uses)
 - Enabling statute reads: "... may provide by zoning ordinance for the regulation of land development and the establishment of 1 or more districts . . . **which regulate the use of land and structures**"


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A. Form or Function

Which is first? Form or Function

- Form:
 - Emphasis is on type of building
 - Not type of land use
- Andres Duany (New Urbanist architect-planner) suggests:
 - Conventional zoning is based on segregation of land – never intended to deal with physical form



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A. Form or Function

Example of Form
(but use is something else)

Looks like a house. But actually is a commercial establishment. Suttons Bay Law Center

 A photograph of a two-story, light-colored house with a gabled roof and a chimney. To the right of the house is a large white sign on two posts. The sign reads "416 SUTTONS BAY LAW CENTER" at the top, followed by "DEAN ROBB ATTORNEY AT LAW" and "JAMES W. SAFFELL ATTORNEY AT LAW".

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A. Form or Function

Example of Form
(but use is something else)

Looks like a house. But actually is multiple commercial establishments: Yarn shop and Salon,

 A photograph of a blue house with a white porch. In the foreground, there are two signs. One is a blue oval sign that says "fine Yarns & Notions". The other is a circular blue sign that says "BAYSIDE SALON" with "Yarns & Notions" written below it.

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A. Form or Function

Example of Form
(but use is something else)

Looks like commercial buildings. But actually has residential units on upper floors.

 A photograph of a row of colorful, multi-story buildings with gabled roofs and decorative elements. The buildings are painted in various colors like green, red, and blue.

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A. Form or Function

Example of Form
(but use is something else)

Looks like a farm house. But actually a dorm for students and others at the NW Michigan MSU Horticultural Research Station.

 A photograph of a white, two-story house with a gabled roof. In the foreground, there is a green sign on a post that says "6686" vertically. To the right of the sign is a green banner that says "NW MICH HORT RES STATION 6686 S. CENTER HWY".

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A. Form or Function

Example of Form
(but use is something else)

Looks like a farm. But actually is wine tasting, retail, chamber of commerce (top); retail and furniture manufacturer (bottom).

 Two photographs. The top one shows a large, dark brown barn-like building with a gambrel roof and a cupola, situated on a grassy field. The bottom one shows a red barn with a white sign that says "Pilgrim House".

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Example of Form
(but use is something else)

Looks like a farm. But actually is a museum. Michigan Farmer Hall of Fame

 Two photographs. The top one shows a white building with a steeple and a red barn, both with a gambrel roof. The bottom one shows a long, low red barn with a gambrel roof.

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A. Form or Function

Which is first? Form or Function

- Dealing with design issues by:
 - Design guidelines in traditional zoning = poor "band-aid" approach
 - Rudimentary regulations on height, floor-area, setbacks = inadequate approach
- Solution:
 - Form-based coding, or
 - Form-based zoning

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B. It is really not new

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B. It is really not new




- First used in 1982
(Seaside, Florida: Duany Plater-Zyberk & Company)






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It is really not new (2)

B. It is not really new

- Tested by research at Washington D.C. Catholic University
 - Found variety (as people push to the limit the code)
 - A good thing


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It is really not new (3)

B. It is not really new


- Now found in over 200 new and existing communities
- Mainly in Maryland, Florida, Arizona, Virginia, California, Oregon



Birmingham, Mich. Triangle District



Leesburg, Virginia



wikipedia.org


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It is really not new (4)

B. It is not really new

- Now have a template standardized form-based zoning code:
 - Smart Code (developed by Duany Plater-Zyberk & Company),
 - First used by Petaluma, California, 2003.
 - SmartCode Central: <http://www.smartcodecentral.org/>
 - SmartCode Version 9.2
 - in PDF, InDesign, Word, and Excel




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B. It is not really new

It is really not new (5)

- California endorsed form based zoning in its general plan guidelines
- Assembly Bill 1268 of 2004
 - California the first state with specific enabling legislation for form based zoning



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B. It is not really new

In Michigan

- Use of form based zoning is a fit in Michigan's Zoning Enabling Act
- Not included in Michigan planning school curriculums until 2004-5
- Now a lot of continuing education for professionals and planning commissions (new ideas fostered)

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B. It is not really new

It is found in Michigan



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B. It is not really new

Problematic in Michigan

Michigan zoning enabling statutes read something like:

- “ . . . may provide by zoning ordinance for the regulation of land development and the establishment of 1 or more districts . . . which regulate the use of land and structures . . . ”

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B. It is not really new

Problematic in Michigan (2)

California's statute now reads:

- “The text and diagrams in the land use element [of the general plan] that addresses the location and extent of land uses, and the zoning ordinances that implement these provisions, **may also express community intentions regarding urban form and design.** These expressions may differentiate neighborhoods, districts, and corridors, provide for a mixture of land uses and housing types within each, and provide specific measures for **regulating relationships between buildings and outdoor public areas, including streets.**” — Assembly Bill 1268 of 2004; Government Code Section 65302.4

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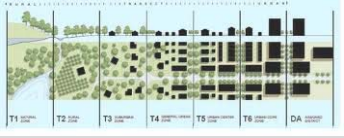
C. Form based zoning

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C. Form based zoning

C. Form Based Zoning



- Zoning seeks to regulate the *form* of the built environment
- It is prescriptive (states what is wanted)
- Not proscriptive (states what is not wanted)

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C. Form based zoning

Form Based Zoning

- **Purpose:** Shaping a high-quality **public realm** –promoting healthy civic interaction
- Thus enforcement/justification is based on the public good (public realm, healthy civic interaction)
- **Not enforced on the basis of aesthetics**

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C. Form based zoning

Advantages of Form Based Zoning

- Encourage public participation: allows citizens to see what will happen –higher comfort level
- Encourage independent development by property owners
- Provides for diversity of architecture, materials, uses, and ownership



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C. Form based zoning

Advantages of Form Based Zoning (2)

- Works well in both established communities *(this type of zoning define and codify neighborhood's existing characteristics)* and “greenfield areas”
- Easier to use by nonprofessionals
- Long complex design guidelines are no longer needed (which are difficult to apply consistently, subjectively, hard to enforce)


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C. Form based zoning

Advantages of Form Based Zoning (3)

- Avoids development regulation problems often inherent in application in already-urbanized areas
- Allows morphing of land uses, while form of the buildings remains the same
- Easy for lay-people to understand and apply




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C. Form based zoning

Advantages of Form Based Zoning (4)

- Allows for creativity of uses
 - “Coffee shop” would not appear in 1970 zoning ordinances




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C. Form based zoning

Form Based Code Myths



- It is not necessary
- It ignores land use
- Only about appearance/aesthetics
- Too difficult to administer
- Not legal
- Too subjective
- Limits architectural creativity
- ...and so on

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C. Form based zoning

REALITY:

- It is a regulatory tool for creating a specific place
- Vital Downtown: Builds upon the positive qualities already there
- Real Neighborhoods: Identifiable, walkable
- Keeps unique community character
- Keeps natural features and cultural heritage




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C. Form based zoning

Urban Renewal



- Morphing of land uses
 - Industry and warehouses→ to trendy art districts (galleries, restaurants, loft housing)
 - Commercial/downtowns→ to a mix of housing (second floor) and retail/services
- And building types/design does not change

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C. Form based zoning

How to do it?



- Start with community visioning process
 - Public design workshop, charrette (several days)
 - Express "consensus vision" via visuals (drawings, site analysis, diagrams)
 - In Suttons Bay: *Suttons Bay Plan* developed by Andrews University (and to a lesser extent *Village of Suttons Bay Land Use Master Plan* of June 2000)

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C. Form based zoning

How to do it? (2)



- Translate illustrative plan into diagrammatic regulating plan
- Similar to a traditional zoning map;
- But a lot more detailed
 - Range of building types assigned to zoning districts
 - Omits and direct labeling of land uses

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C. Form based zoning

Regulating Plan

- Regulating Plan (what goes where in the community)
- Done a number of ways:
 - Street based
 - Equivalent to districts
 - Transect

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D. Basic Form Based Code Structure Regulating Plan

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Street Based

D. Form Based Structure

PLEASANT HILL BART PROPERTY REGULATING PLAN

UNDERSTANDING THE REGULATING PLAN

- Street Buildings
- Workplace Buildings
- Residential Units
- Trucklane Sites
- Other Buildings and Structures

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Street Based

D. Form Based Structure

Zoning regulations triggered by which street, type of street, property fronts on

example: street-frontage hybrid regulating plan

STREET-FRONTAGE HYBRID REGULATING PLAN

Form-Based Code Handbook, Sacramento Area Council of Governments

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Equivalent to Districts

D. Form Based Structure

Article 2: Official Zoning Map Of Suttons Bay

Central Residential Area

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Transect

- T1 - Natural
- T2 - Rural
- T3 - Suburban
- T4 - Urban
- T5 - Center
- T6 - Core

Community Character Manual 2011, Nashville-Davidson County Planning Department

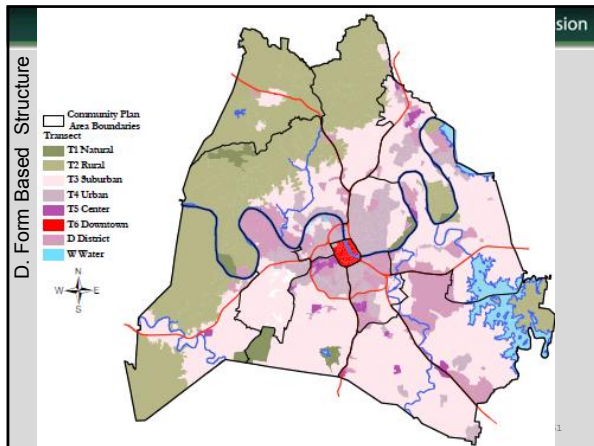
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Districts

T1 RURAL ZONE, T2 RURAL ZONE, T3 SUBURBAN ZONE, T4 GENERAL URBAN ZONE, T5 GREEN CENTER ZONE, T6 URBAN CORE ZONE, SD SPECIAL DISTRICTS

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Transect T1 Natural

Community Character Manual 2011, Nashville-Davidson County Planning Department

D. Form Based Structure

T1 - Natural

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Transect T1 Natural

Community Character Manual 2011, Nashville-Davidson County Planning Department

D. Form Based Structure

T1 - Natural

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Transect T2 Rural

Community Character Manual 2011, Nashville-Davidson County Planning Department

D. Form Based Structure

T2 - Rural

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Transect T2 Rural

Community Character Manual 2011, Nashville-Davidson County Planning Department

D. Form Based Structure

T2 - Rural

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Transect T3 Suburban

Community Character Manual 2011, Nashville-Davidson County Planning Department

D. Form Based Structure

T3 - Suburban

T3 Suburban Corridor

T3 Suburban Neighborhood

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Transect T3

T3 - Suburban



Google Earth, Chery Hill, Canton, Michigan

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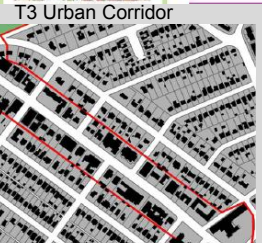

Transect T4 Urban

T4 - Urban

Community Character Manual 2011, Nashville-Davidson County Planning Department

T3 Urban Corridor

T3 Urban Neighborhood



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Transect T4

T4 - Urban



Google Earth, Grand Rapids

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Transect T5 Center

T5 - Center

Community Character Manual 2011, Nashville-Davidson County Planning Department

T3 Regional Center

T3 Mixed Use Neighborhood



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Transect T5

T5 - Center



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Transect T6 Core

T6 - Core

Community Character Manual 2011, Nashville-Davidson County Planning Department

T3 Downtown Core

T3 Downtown Neighborhood



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Transect T6 Core

D. Form Based Structure

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Structure

D. Form Based Structure

- With the Street based, Equivalent to districts, or Transect:
 - Public Space Standards
 - Block & Street Standards
 - Building Form Standards
 - Use
 - Architectural Standards (optional)

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Structure: Public Space Standards

PLEASANT HILL BART PROPERTY REDEVELOPMENT PLAN

The New Pleasant Hill BART Station Property Code, Lennertz Coyle and Associates and Geoffrey Ferrell Associates

Leesburg, Virginia

the public realm

FORM-BASED DEVELOPMENT CODES AND STANDARDS

Form-Based Code Handbook, Sacramento Area Council of Governments

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Structure: Public Space Standards

D. Form Based Structure

- Thoroughfare standards (range of street types shown with section diagrams; dimensions for travel, parking, sidewalks, medians, planting strips, etc.)
- Landscaping (appropriate tree and groundcover species)

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Structure: Block & Street Standards

Form-Based Code Handbook, Sacramento Area Council of Governments

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Structure: Building form standards

D. Form Based Structure

Form-Based Code Handbook, Sacramento Area Council of Governments

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D. Form Based Structure

Structure: Building form standards

- Physical characteristics of each building summarized as building standards:
 - Annotated building cross-sections
 - Annotated plan diagrams
- Assembled on a single letter-size sheet or a matrix in a poster format

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D. Form Based Structure

Structure: Building form standards

- Building standards typically include:
 - Building maximum height: (number of floors or dimension to the eave)
 - Building minimum height
 - Building placement (relation to fronting streets and adjacent building lines)
 - Location, configuration of entrances
 - Parking

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D. Form Based Structure

Structure: Building form standards

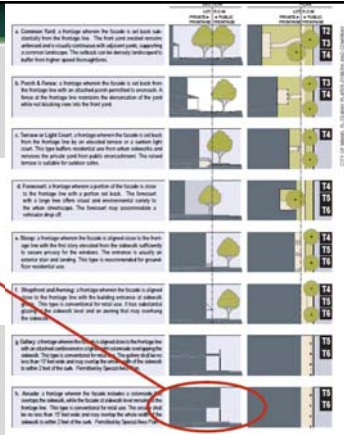
- Building standards typically include (2):
 - Yards and courtyards
 - Key building elements (windows, doors, porches)
- Permissible land uses stated in general terms (e.g., "retail", "residential").
 - Often identified on the drawing
 - Easy to assign different uses to each floor for mixed use development

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D. Form Based Structure

Structure: Building form standards



Form-Based Code Handbook, Sacramento Area Council of Governments

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D. Form Based Structure

Structure: Architectural (optional)

- "Dress Code" standards (Architectural standards): for communities that desire additional control over things like exterior colors, materials, construction techniques
- Often avoided so specificity does not lead to homogeneous "themed" look

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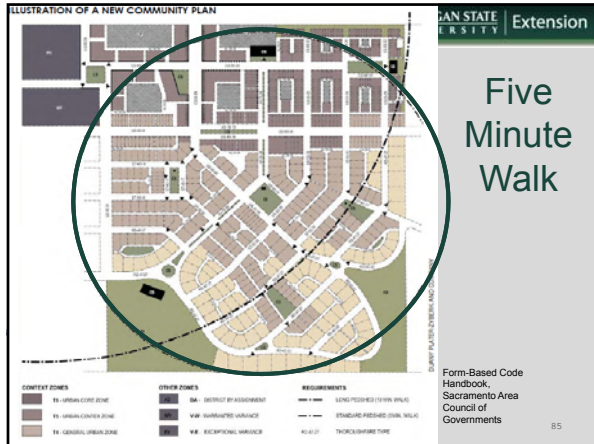
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D. Form Based Structure

Neighborhood Concept

- Five minute walk scale
- Creates neighborhood nodes
- Includes:
 - Mixed use
 - Housing type diversity



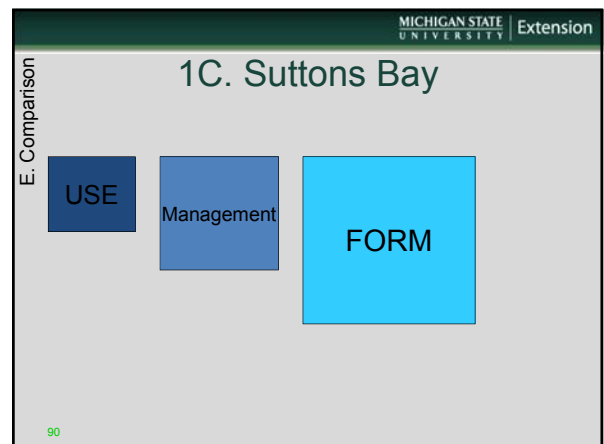
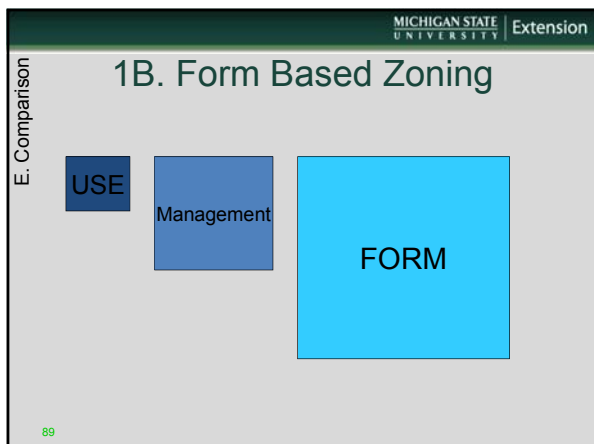
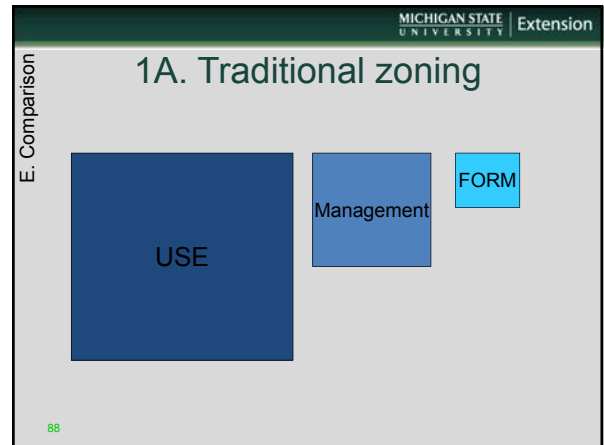


E. Comparison & Suttons Bay

- A. Traditional Zoning
- B. Form based zoning
- C. Suttons Bay

Conventional Zoning vs. Form Based

Conventional Zoning	Form-Based Code
Often applied universally throughout a jurisdiction	Created for a specific planning area
Reactive, focusing on preventing bad things from happening	Purposeful, "pro-active," and focused on implementation of community planning goals and objectives
Focus on Land Use	Connects urban form and land use
Development Standards inadvertently or intentionally discourage compact, mixed-use, and pedestrian-friendly development	Primary focus is on achieving compact, mixed-use, and pedestrian-friendly development
Text-based presentation	Liberal use of graphics to define key concepts and requirements.



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E. Comparison

2A. Traditional zoning

- **Permitted Uses**
 - Retail Trade [44-45] which is less than 3,000 square feet of interior floor area EXCEPT:
 - Gasoline Stations [447] of any size
 - Information [51]
 - Finance and Insurance [52]
 - Real Estate and Rental and Leasing [53]
 - Management of Companies and Enterprises [55] which is less than 3,000 square feet of interior floor area
 - Administrative and Waste Services [56] which is less than 3,000 square feet of interior floor area; EXCEPT:
 - Waste Management and remediation services [562] of any size
 - Education Services [61]
- Health Care and Social Assistance [62]
- Accommodation and Food Services [72]
- Other Services, Except Public Administration [81], EXCEPT:
 - Repair and maintenance [811] of any size
- Public Administration [92]
- Accessory buildings, structures and uses to the above

- **Special Uses**
 - Wholesale Trade [42]
 - Transportation and Warehousing [48-49]
 - Professional and Technical Services [54]
 -
 - Accessory buildings, structures and uses to the above

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E. Comparison

2B. Form Based Zoning

Uses

November 2001

The ground floor shall be only non-residential uses such as Office and Retail.

Upper floor uses may be either office or residential (including housing operations).

Permitting any district(s) shall be along the SR, facade of the building being Block E.

The garage, parking for vehicles (cars, trailers, boats, etc.) shall be at least 20 feet from any STREET (including garage for basement garage). *Usage where otherwise designated on the REGULATIONS.

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Burdette p.45

- **Building Types allowed in this area:**
 - Single and multi story structures that allow for a mixture of uses
 - Street level floors are limited to retail, office, and other service uses. Upper floors may be used for a mixture of retail, office, service and residential uses

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E. Comparison

2C. Suttons Bay

- **Building Types allowed in this area:**
 - Single and multi story structures that allow for a mixture of uses (*Except for auto service stations, drive through facilities are specifically excluded in this area*)
 - Street level floors are limited to retail, office, and other service uses. Upper floors may be used for a mixture of retail, office, service and residential uses (*Sexually oriented businesses are specifically excluded*)

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E. Comparison

3A. Traditional zoning

Zoning Map
Village of Suttons Bay,
Michigan

- VHR
- CBD
- C
- LDR
- MDR
- HR
- PR
- PS
- VFR
- VFS
- I
- NVRD (Residential)
- NVRD (Mixed Use)

Former Zoning map (land use districts)

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E. Comparison

3B. Form Based Zoning

Zoning map, might be done one of three ways:

Transect

Street Based

PLEASANT HILL BART FACILITY REGULATING PLAN

The New Pleasant Hill BART Station Property Code
Lennertz Coyle and Associates and Geoffrey Ferrell Associates

Community Character Manual
2011, Nashville-Davidson County
Planning Department

Similar to Zoning Dist.

Article 3 - Official Zoning Map Of Suttons Bay

Village of Suttons Bay Zoning Ordinance, 2006

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E. Comparison

3C. Suttons Bay

Zoning district map, shown within text of zoning district

Central Residential Area

(Note: unless otherwise stated all area boundaries will follow property lines or road/sidewalk centerlines)

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4A. Traditional zoning

Zoning District page layout

E. Comparison

Siting

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4B. Form Based Zoning

FROM: Form-Based Codes: A Cure for the Cancer Called Euclidean Zoning? By Jason T. Burdette (Major Paper submitted to the faculty of the Virginia Polytechnic Institute and State University in partial fulfillment of the requirements for the degree of Master of Urban and Regional Planning); p. 45 showing an example of building envelope standards from the Pleasant Hill BART station near San Francisco. (Geoffrey Ferrell & Associates, 2003).

Figure 3.2.2

Pleasant Hill BART Station Building Envelope Standards

WORKPLACE BUILDING SITES

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4C. Suttons Bay

E. Comparison

Siting

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5A. Traditional zoning

Regulations and standards (parcel size, setbacks, coverage, width, etc.)

4004. Regulations and Standards

The following regulations shall apply to all Permitted Uses and Special Uses in this District:

- Minimum Parcel Area** - No building, structure or use shall be established on any parcel less than fifteen thousand (15,000) square feet.
- Buildable Area** - Each parcel shall have a minimum of 12,000 square feet of buildable area per principal use, which shall include:
 - road lots with a lot area greater than 18 acres,
 - lots contiguous to a lake or stream,
 - wetlands,
 - uses which are not accepted by the District Health Department for on-site sewage disposal under an ultimate system of sewage disposal as approved by the District Health Department,
 - that part of a forested parcel where forest uses are required to have a definitive success,
 - existing public utility easements,
 - existing public rights-of-way,
 - waterfront utility areas, and
 - slip areas over 25 acres.
- Minimum Parcel Width** - Parcel width shall be no less than one hundred fifteen (115) feet and it shall situate on a public road.
- Minimum setbacks requirements:**
 - The following requirements shall apply to every parcel, building, structure or use:
 - Front Yard** - The minimum front setback shall not be less than the average setback of dwelling in the same block on the same side of the road.
 - Side Yard** - The minimum setback of other side yard shall not be less than ten (10) feet.
 - Rear Yard** - The minimum rear setback shall not be less than twenty (20) feet.
 - Waterfront Yard** - See section 1011 of this Ordinance.
- When a proposed non-residential or non-pub use is contiguous to any dwelling, the parcel owner of the proposed use shall establish one of the following buffers on the parcel adjacent to, and along the contiguous boundary of the parcel in which the dwelling is located:
 - a buffer area (setback) of fifty (50) feet, or
 - a berm four (4) feet or more high, or
 - a wall four (4) feet, or more, in height, or
 - a proportionately adjusted combination of the above.

- Building and Deck Coverage**
 - No principal building shall be constructed in this District which contains less than one hundred (100) square feet of floor area, and has a core area of the building of at least fifteen (15) by

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5B. Form Based Zoning

Regulating Plan (setbacks, build-to line, etc.)

E. Comparison

Siting

The STREET facade shall be **Build-To** the REQUIRED BUILDING LINE (RBL) within 75 feet of any BUILDING CORNER, and **Build-To** not less than 75% of the RBL overall. There are no required side setbacks.

Any unbuild RBL shall have a STREET WALL along it, between 6 feet and 15 feet in height.

*Parking for vehicles (autos, trailers, boats, etc.) shall be at least 20 feet from any STREET FRONTAGE (except for business garages). Change-of-parking entrances shall be no closer than 75 feet from any BUILDING CORNER (except where otherwise designated on the REGULATING PLAN).

Burdette, p.45

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5C. Suttons Bay

E. Comparison

Siting

4002 - Dimensional and Bulk Standards - Single Family Dwellings

(See illustrations for the right)

- Lot Depth (A)** - 120' min.
- Lot Width (B)** - 40' min.
- Primary Street Setback (C)** (for lot lines fronting on Broadway, Lincoln, St. Mary, St. Joseph, East Front and Fair Streets) - 15' min. and 25' min. from the setback edge or from the lot line if no setback exists.
- Side Street Setback (D)** (for lot lines fronting on Broadway, Lincoln, St. Mary, St. Joseph, East Front and Fair Streets) - 15' min. from the setback interior edge or from the lot line if no setback exists.
- Side Lot Setbacks (E)** - 6' min.
- Alley setback (F)** - 12' min. from the alley setback edge.
- Primary Dwelling Height (G)** - 50' max. with a minimum of 10 stories to a maximum of 2 stories. (Stories are excluded from this height requirement)
- Accessory Building Height (H)** - 25' or the height of the primary dwelling whichever is less. (Stories are excluded from this height requirement)
- Roof Height (I)** - 2' min.
- Maximum Building Coverage** - 40% of the gross lot area.
- Maximum Impervious Surface Coverage** - 50% of the gross lot area. (Impervious surfaces include all areas which prevent the free infiltration of water)
- Off-street Parking** - 2 spaces minimum per Primary Dwelling plus one additional space if an Accessory Dwelling is constructed.

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E. Comparison

5C. Suttons Bay (part 2)

4004- Additional Development and Siting Standards – Central Residential Area

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E. Comparison

6A. Traditional zoning

Architectural standards

(none, or limited, or very prescriptive leaving little room for innovation.)

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E. Comparison

6B. Form Based Zoning

Elements

FACIAD PENTRATION MAX 50% MAX 70%

FACIAD PENTRATION shall be between 50 and 70% for all building facades (measured for each facade and story between 3 and 9 feet above the finished floor). Blank lengths of wall greater than 20 linear feet are prohibited along any RLL.

Height

MAX 12 STORY BLOCK
MAX 4 STORY
MAX 6 STORY
WALL HEIGHT ANY FINISHED FLOOR TO THE ROOF

The building shall be between 2 and 4 stories in height, except where otherwise noted here or on the REGULATING PLAN.
Any parking structure w/in the block shall not exceed the eave height of any building w/in 75 feet.
Any unbuilt RLL or COMMON LOT LINE shall have a STREET WALL building it between 6 feet and 15 feet in height.
The ground floor elevation shall be no more than 18 inches above the finished sidewalk elevation.
No less than 80% of the ground floor shall have at least 12 feet clear height.

Burdette, p.45

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E. Comparison

6C. Suttons Bay

J. Minimum Roof Pitch 8/12 or greater on the main portion of the dwelling. Dormers and porch roofs are excluded from this standard.

K. Number of stories in Primary Dwelling..... a maximum 2 1/2 stories.

L. Maximum Building Coverage 40% of the gross lot area

M. Maximum Impervious Surface Coverage..... 50% of the gross lot area. (Impervious surfaces include all areas which prevent the free infiltration of water)

5506 -Other Specific Standards- Small Single Family Home Lots

A. Off-street Parking 2 spaces minimum per Primary Dwelling plus one additional space if an Accessory Dwelling is constructed (Interior garage parking areas may be counted toward this standard). All off street parking areas shall be located off of the back alley.

B. Alley Requirement..... All lots shall back onto a service alley.

Standards

To increase the amount usable yard areas primary dwellings shall be located to the front and side of the lot such as illustrated.

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E. Comparison

Did Suttons Bay Adopt?

- Largest opponent to Form Based Zoning was the former professional planner (that was the village manager)
 - Not what they were taught
 - Not used to it
 - Perceive many problems
- Hard to have a commitment long enough to see conception through to adoption
- Suttons Bay Village adopted ordinance, effective December 30, 2006

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E. Comparison

Suttons Bay's Experience:

- Village Planning Commission was proactive and onboard
- Zoning Administrator was skeptical,
 - But now a proponent for Form Based Code
- Village lawyer still uncomfortable

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E. Comparison

Suttons Bay's Experience (2):

- Supports new economy goal to make it easier for business
- Allows flexibility – can't predict what's next
- Village had 2 ZBA meetings in six years




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Summary

- A. Form or Function
- B. It is not really new (just new to Michigan)
- C. Form Based Zoning
- D. Form Based Structure
- E. Comparison Traditional, Form based, Suttons Bay

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Thank You

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