



Downtown Orange Form-Based Code

Project Overview



Town of Orange
Department of Community Development
June 9, 2009

Where is Downtown Orange?



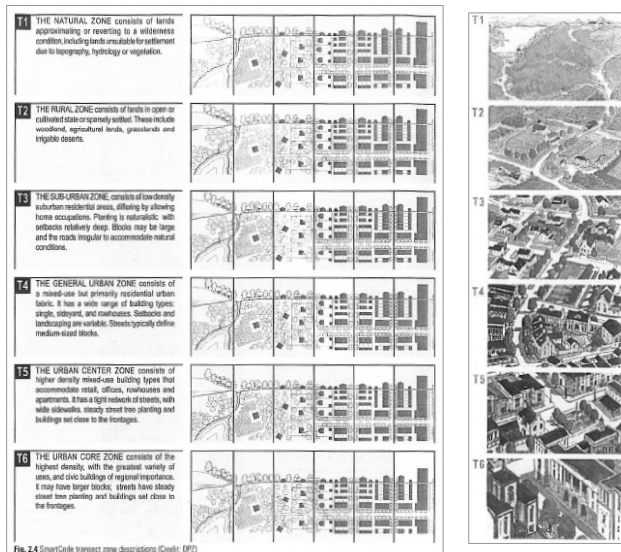
What is a Form-Based Code?



- Definition:
 - “A method of regulating development to achieve a specific urban form. Form-Based Codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use, through city or county regulations.” (Parolek, Daniel G. et al. Form-Based Codes: A Guide for Planners, Urban Designers, Municipalities, and Developers, 2008, p. 4)
- “Function follows form” instead of “form follows function”
- How is physical (urban) form organized or characterized?
 - The Urban to Rural Transect – a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most rural condition to the most urban (i.e. transect-based).
- Components:
 - Regulating Plan
 - Building Form Standards
 - Public Space Standards

Transect-Based Codes

- Illustrations:



Transect-Based Codes

- Traditional Town Center (TTC) District:
- Other Organizing Principles for FBCs:
 - ☐ Building Type
 - ☐ Thoroughfare (Street) Type
 - ☐ Building Frontage Type

TTC Transect Zones

<p>T.1 Natural Zone consists of natural lands and permanent open space areas that are intended for preservation within the Town. This zone also includes lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	
<p>T.2 Rural Zone consists of sparsely settled residential and commercial areas that have an open "country road" feel. These include some areas at the edges of the Town. Typical buildings are single-family homes, farmhouses, agricultural buildings, and rural commercial buildings.</p>	
<p>T.3 Sub-Urban Zone consists of lower density residential areas, developed in a suburban pattern. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	
<p>T.4 General Urban Zone consists of historic residential areas, as well as residential structures that have been converted to commercial use and are adjacent to more intense, mixed-use zones. It may have a wide range of building types including detached homes and row houses. Home occupations and accessory dwelling units are included. Setbacks and landscaping are variable, but consistent with historic patterns. Streets with curbs and sidewalks define medium-sized blocks.</p>	
<p>T.4.5 General Urban Zone consists of a mixed use but primarily commercial urban fabric that has been converted from an auto-oriented commercial pattern to a compact, mixed use fabric consistent with the historic downtown. It may have a wide range of building types. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium to large-sized blocks.</p>	
<p>T.5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail, offices, and multi-family residential. It has a tight network of streets, with wide sidewalks, regular street tree planting and buildings set close to the sidewalks. The historic downtown of Orange lies within the primary urban center zone.</p>	
<p>T.6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks, streets have steady street tree planting and buildings set close to the wide sidewalks. This zone is typically found in much larger towns and cities and is not currently present in the Town of Orange.</p>	

Regulating Plans



FIG. C.13 Ventura Downtown Specific Plan Regulatory Plan

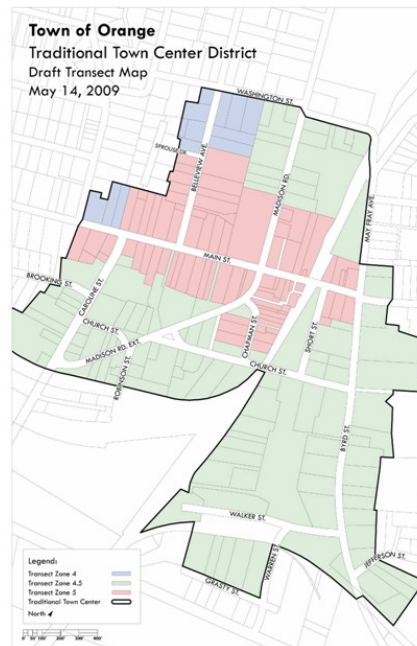


Fig. C.5 Miami 21 SmartCode Regulating Plan

Regulating Plan

■ Traditional Town Center (TTC) District:

- **T-4 Transect Zone:** Reinforces the traditional residential and converted residential character of the existing historic areas of the Town.
- **T-4.5 Transect Zone:** Ensures a compatible extension of the existing historic built character of downtown into adjacent areas so they redevelop into compact, mixed-use centers.
- **T-5 Transect Zone:** Emphasizes the mixed-use, pedestrian-oriented nature of Main Street within the existing historic downtown.

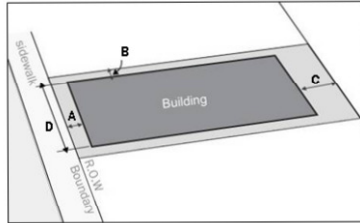


Building Form Standards

- **Description:**
 - Includes regulations controlling the configuration, features, and functions of buildings that define and shape the public realm.
- **Typical Regulations:**
 - Building placement, including required lot sizes and dimensions
 - Building form
 - Parking
 - Permitted frontage types and encroachments
 - Use
 - Architecture
- **Additional (Optional) Regulations:**
 - Building types
 - Complete architectural regulations

Building Placement & Form

Traditional Town Center District - Transect Zone 5 Standards



Building Requirements

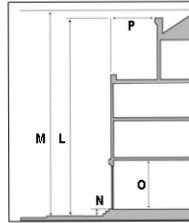
Building Requirements

Setbacks

A	Street Front	8' min.-12' max.
B	Side	0' or 3'
C	Rear	With alley 3' min. Without alley 10' min.
D	Frontage	75% min. at setback line

Lot Requirements

Lot Area	3,000 sq. ft. min.
Lot Width	30' min.
Block Length	250' min.-450' max.
Lot Access	Each lot must front a public street



Building Height

Building Height

L	Height of front facade	2-4 story
M	Height to Roof	65' max.
N	First floor height above grade	0' min.-2' max.
O	First floor ceiling height	12' min.
P	Fourth story setback from front of building	15' min.

Building Form: Fenestration



Fenestration

Fenestration

Fenestration, which includes windows and doors, must open into habitable spaces and cover a certain percentage of all facades of the building facing a street or public or private open space, as detailed below.

A	First Floor	50% min. between 2'-0" above the framing sidewalk
B	Additional Floors	15%-40%
C	Individual Openings	≥30% of total fenestration per floor, excluding the 1st floor

Wall openings shall not span vertically more than one story.

Wall openings shall correspond to interior space and shall not span across building structure such as the floor's structural and mechanical thickness.

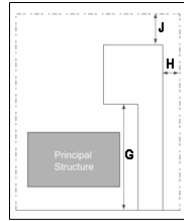
Window Spacing

D	Vertical	3' min.
E	Horizontal	20' max.

Window/Door areas shall comply with Sec. 7.10.8.A



Parking & Civic Space Standards



Parking

G Front Setback Behind principal structure

Parking must be visually screened from roadways on side or rear of property by the principal structure, by a 3'-6" high screen of evergreen landscaping, or by a 3'-6" decorative masonry wall. Landscaping and walls must be at edge of parking area, not of parcel.

H Side Yard Setback 5' min. or 10' min. when adjacent to public streets

J Rear Setback 10' min.

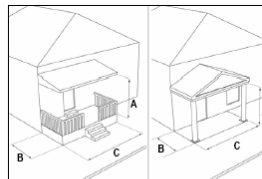
Civic Space Standards

Alley R.O.W. width must be at least 10' but no more than 20'

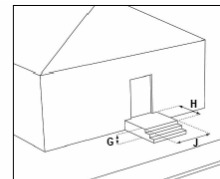
Any development involving at least 20,000 s.f. of developed area must provide one or more pocket parks that total at least 5% of the total combined land area of the lots.



Frontage Types



Porch



Stoop

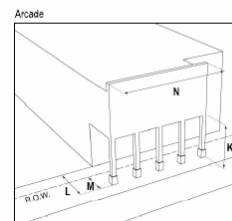
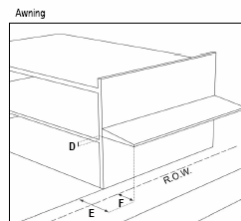
Frontage Types

A Ceiling	10' - 12'
B Minimum Depth	6'
C Minimum Width	50% of front façade width

Awning	
D Height Over Floor Level of Next Highest Story	1' max.
E Depth	12' max.
F R.O.W. Projection	6' max.

Additional Frontage Types

Stoop	
G Height	3' max.
H Depth	4' - 8'
J Width Along Frontage	4' - 12'
Arcade	
K Height	10' - 12'
L Depth	6' - 12'
M R.O.W. Projection	6' max.
N Minimum Width Along Frontage	50% of front façade width



Use Type

Uptown North Orange Form-Based Code (UNO-FBC)				
SECTION 5. Land Use				
Table 5.1. Summary of Permitted Land Use and Building Lot Types by Transect Zone				
Zone	Land Use Type See Table 5.2	Building Lot Type	Building Type	Frontage Type
TSA	Residential: (excluding single family detached w/accessories) Lodging, Office, Retail, Automotive, Civic, Civil Support Education	Vertical Mixed Use Live Work Commercial (office and retail single-use buildings) Civic-Institutional Multifamily, Townhouse	Specialized Courtyard Rearyard	Shop/Storefront Arcade, Gallery Forecourt, Sloop Dooryard
T5B	Residential: (including single family detached w/accessories) Lodging, Office, Retail, Civic, Education	Live Work Institutional Multifamily Townhouse Cottage, House, Villa	Specialized Courtyard Rearyard Sideyard Edgelyard	Shop/Storefront Arcade, Gallery Forecourt, Sloop Dooryard Porch & Fence
T4	Residential: (All subtypes inc. single family detached w/ accessory units.) Lodging, Office, Retail Automotive, Civic, Civil Support Education	Live Work Civic-Institutional Multifamily Townhouse Cottage, House, Villa	Specialized Courtyard Rearyard Sideyard Edgelyard	Shop/Storefront Arcade, Gallery Forecourt, Sloop Dooryard Porch & Fence
T3	Residential: (All single family detached subtypes w/accessory units and townhouses.) Civic (open space only)	Townhouse Cottage, House, Villa Estate	Sideyard	Forecourt Sloop Dooryard Porch & Fence Common Lawn
T2	Civic NOTE: All design & construction of buildings in T2 are subject to the review of the UDRC and granted by warrant.	Civic-Institutional	Specialized	Specialized
SD15	Office, Retail, Automotive Civic, Civil Support, Industrial	Commercial	Not Applicable	Not Applicable

Uptown North Orange Form-Based Code (UNO-FBC)

SECTION 5. Land Use

Table 5.3. Allowed Land Use Type by Transect Zone and District-Regulatory

	T2	T3	T4	T5B	TSA	SD15
A. Residential						
Component of Vertical Mixed Use/Building (i.e. Loft apt or studio)	D	D	D	P	P	D
Live Work Unit	D	D	P	P	P	D
*Multifamily (4-6 units)	D	D	P	P	P	D
Assisted Living/Residential Care	D	D	P	P	P	D
*Multifamily (4-6 units)	D	P	P	P	P	D
Assisted Living/Residential Care	D	W	P	P	P	D
Townhouse/Townhome	D	P	P	P	P	D
SFD (Edgelyard House (2-4 bdr))	D	P	P	P	P	D
SFD (Cottage (2-4 bdr))	D	P	P	P	P	D
SFD (House (2-4 bdr))	D	P	P	P	P	D
SFD (Villa (2-4 bdr))	D	P	P	P	P	D
SFD (Estate (2-4 bdr))	D	P	P	P	P	D
Accessory Building	D	P	P	P	P	D
Accessory Unit	D	P	P	P	P	D
Home Occupation (including Live Work Units)	D	P	P	P	P	D
* 3000SF, up to 2 employees	D	P	P	P	P	D
* 3000SF, up to 2 employees	D	W	P	P	P	D
* 3000SF, more than 2 employees	D	D	W	P	P	D

*Includes independent living facilities, apartment & condo stacked bldg, multi-family 3 to 4 units.

	T2	T3	T4	T5B	TSA	SD15
A. Lodging						
Hotel (no room limit)	D	D	D	P	P	D
Inn (up to 12 rooms)	D	D	V	W	P	D
Inn (up to 3 rooms)	D	V	W	P	P	D
Bed & Breakfast (up to 4 rooms, owner occupied)	D	W	P	P	P	D

	T2	T3	T4	T5B	TSA	SD15
C. Office, Business, Financial, Professional						
Component of Vertical Mixed Use (1st floor office w/residential over) up to 15,000SF	D		V	W	P	D
Component of Vertical Mixed Use (1st floor office w/residential over) up to 15,000SF						
Live Work Unit (2nd Floor)	D	D	P	P	P	D
Office (single unit building) up to 15,000SF	D	D	V	W	P	P
Office (single unit building) up to 15,000SF						

Uptown North Orange Form-Based Code (UNO-FBC)

UNO-FBC 5.1.1.1

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Public Space Standards



Regulated By Thoroughfare Type

- ☐ Street Trees
- ☐ Sidewalk
- ☐ Street Furniture
- ☐ Lighting
- ☐ Street Profiles?



Architectural Standards



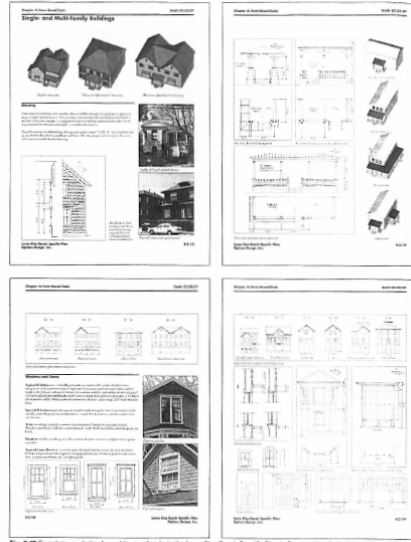
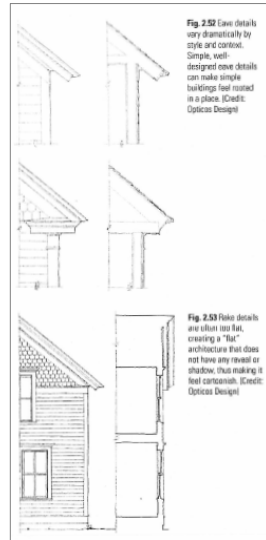
- Basic Regulations that “achieve a basic standard of quality”
 - Building Walls
 - Roofs and Parapets
 - Windows and Doors
 - Screening of Mechanical Equipment

Additional Regulations: Building Type Standards

- Description:
 - The building descriptions are driven primarily by the physical form of a building and secondarily by its use or function.
- Typical Building Types:
 - Detached single-unit house
 - Townhouse
 - Rowhouse
 - Stacked units
 - Live/work units
- Other Characteristics:
 - Building types correspond to distinct lot types
 - Building types correspond to distinct parking arrangements (i.e. tuck under parking)

Uptown North Orange Form-Based Code (UNO-FBC)			
BUILDING ENVELOPE STANDARDS: Building Lot Types			
Building Lot Type	Illustrative Image	Standards Applied in Plan View	Standards Applied in Elevation View
Unit Institutional			
Multi-Family			
Townhouse			
Live/Work			
Cottage			
House			
Villa			

Complete Architectural Regulations



Relationship to Environmental Issues



- Compact Mixed-Use Developments Promote the More Efficient Use of Land
- Compact Developments Reduce the Need for Automobile Travel
- Stormwater Pollution:
 - High-Intensity developments can increase the amount of runoff generated per acre of land.
 - Innovative stormwater management can help mitigate these effects (i.e. low-impact development)

