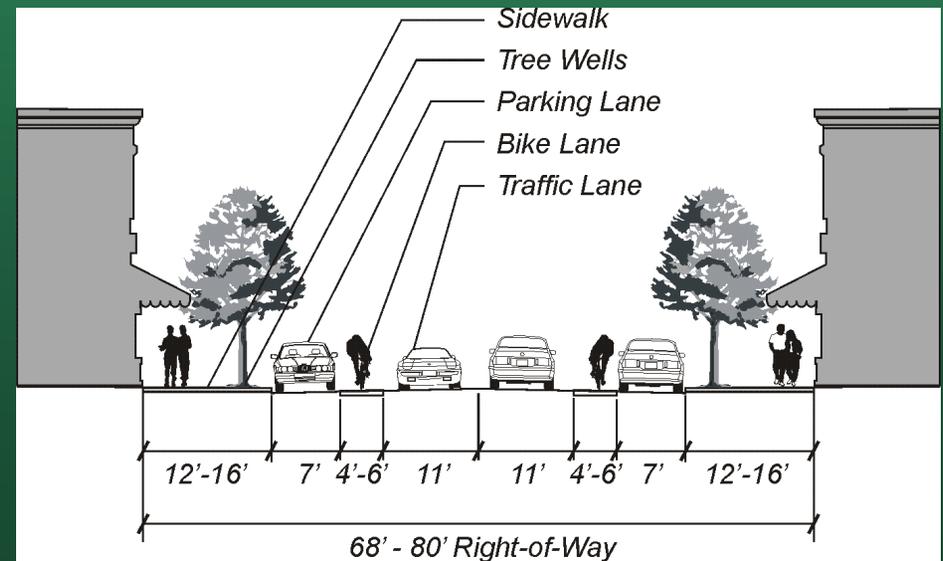
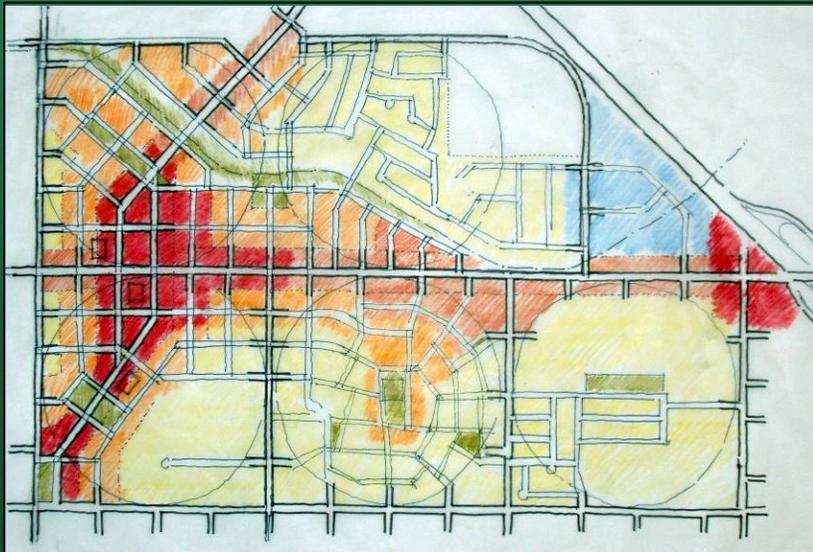


Preparing a Form-Based Code Concepts

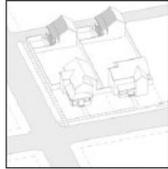
3. Prepare Regulating Plan
4. Develop urban standards (streets, block, building placement, height, land uses, etc.)
5. Develop architectural standards (building and/or frontage typologies, etc.)



Building Typology



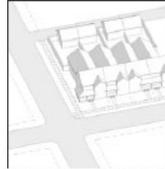
A. Carriage House



A. Illustrative Axonometric Diagram



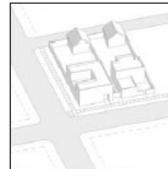
D. Rowhouse



D. Illustrative Axonometric Diagram



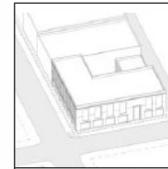
F. Live-Work



F. Illustrative Axonometric Diagram



H. Commercial Block



H. Illustrative Axonometric Diagram



B. Single Dwelling



B. Illustrative Axonometric Diagram



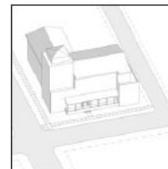
E. Courtyard Housing



E. Illustrative Axonometric Diagram



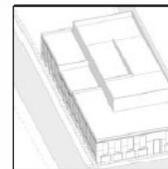
G. Stacked Dwelling



G. Illustrative Axonometric Diagram



I. Liner



I. Illustrative Axonometric Diagram



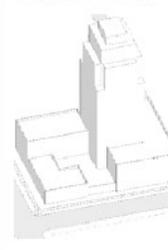
C. Duplex/Triplex/Quadplex



C. Illustrative Axonometric Diagram



J. Tower



J. Illustrative Axonometric Diagram

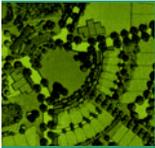
CHAPTER 4 : THE CODE

4.6 - Architectural Standards

4.6.010 - Building Types

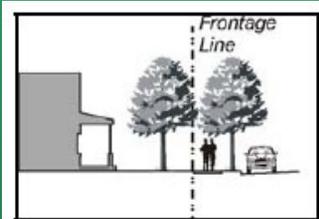
Building Type	Building Types Allowed by Zone							
	RR	DT	LC	CDR	UN-2	UN-1	R/1	I
A. Carriage House	-	-	-	-	Y	Y	-	-
B. Single Dwelling	-	-	-	-	Y	Y	Y	-
C. Duplex/Triplex/Quadplex	-	-	-	-	Y	Y	Y	-
D. Rowhouse	-	-	Y	-	Y	-	-	-
E. Courtyard Housing	Y	Y	Y	-	Y	-	-	-
F. Live-Work	Y	Y	Y	Y	Y	Y	Y	Y
G. Stacked Dwelling	Y	Y	Y	-	-	-	-	-
H. Commercial Block	Y	Y	Y	Y	-	-	-	Y
I. Liner	Y	Y	Y	-	-	-	-	-
J. Tower	Y	-	-	-	-	-	-	-
*Industrial	-	-	-	-	-	-	Y (house size)	Y

DEVELOPMENT CODE- BUILDING TYPES

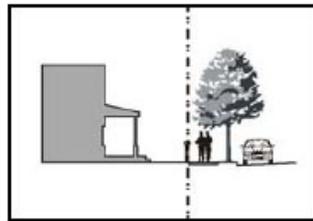


Frontage Types

Front yard



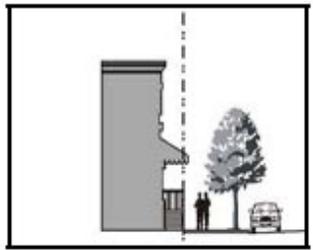
Porch



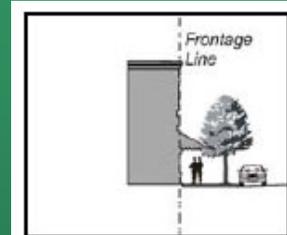
Forecourt



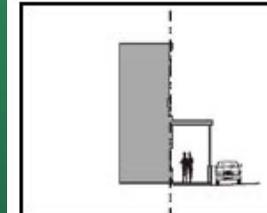
Stoop



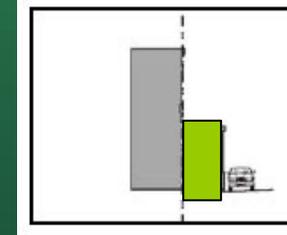
Shopfront



Gallery



Arcade



The Result: A Place-Based Code

B: DEVELOPMENT STANDARDS 2 : URBAN AND USE STANDARDS : NEIGHBORHOOD CENTER



The Neighborhood Center is a where many uses and activities occur for a several neighborhoods, rather than the whole town. It is usually at a central location, within walking distance of the surrounding, primarily residential, areas. Retail, office, and multifamily housing occur in this area.

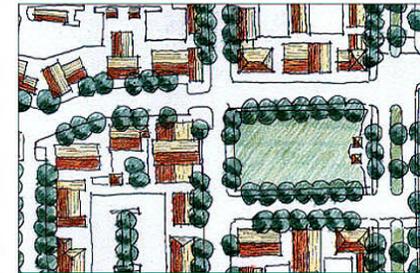
The Neighborhood Center is located adjacent to San Antonio Boulevard just west of Spreckels Boulevard. The plan requires a neighborhood green surrounded by residential, retail, office, and civic buildings that are a minimum of two stories high and are located up to the property line at the sidewalk to create an enclosed public space.

Parking is provided for predominately on the street, around the green as well as behind the main buildings, accessed through alleyways. The landscape of the neighborhood green is somewhat formal: trees aligned at the edges, grass in the middle, simple pathways, with a small pavilion on axis to the main civic use at the north.

The perspective shows these characteristics with a sense of appropriate materials - stucco on the lower floors, board and batten or lap siding above, a mix of hip and gable roofs, and a variety of balconies, arcades and awnings to shade the sidewalk.



NEIGHBORHOOD CENTER SQUARE AND STREETScape



NEIGHBORHOOD CENTER PLAN AT SQUARE

USES and ARCHITECTURAL TYPES	BUILDING PLACEMENT	BUILDING FRONTAGE	PARKING PLACEMENT	BUILDING HEIGHT and PROFILE
<p>PRINCIPAL PERMITTED USES</p> <ul style="list-style-type: none"> Civic Multi-Family Residential Office Personal Services Retail Single Family Residential Townhouses Temporary Offices <p>ARCHITECTURAL TYPES ALLOWED and REQUIRED PERCENTAGE MIX *</p> <ul style="list-style-type: none"> Five Buildings (25% min - 80% max) Courtyard Apartments (0% min - 25% max) Townhouses (10% min - 25% max) Arboleda Lane Homes (10% min - 25% max) Cottages (0% min - 25% max) 	<p>SETBACKS</p> <p>Buildings shall be placed within the shaded area as shown in the above diagram.</p> <p>Front Setback: 0' min - 5' max for 75% of building facade Side Street Setback: 0' min - 10' max Sideyard Setback: 0' min - 10' max Rear Setback: 5' min</p> <p>Interior side setback may be eliminated for lots less than 35' wide.</p>	<p>ENCROACHMENTS ALLOWED:</p> <p>Arcades, Awnings, Balconies may encroach on the public ROW as shown in the shaded area (min 8' wide, 8' high clear walkway between building face and column/post and min 4' between curb face and column/post)</p> <p>FRONTAGE TYPES ALLOWED:</p> <p>Gallery & Arcade, Shopfront & Awning, Balcony, Stoop, Forecourt, Dooryard / Lightcourt, Porch (Height for fences and walls: max 48" - min 24")</p>	<p>PARKING REQUIREMENTS</p> <p>On-site parking is allowed only in the shaded area as shown. Vehicular access is permitted only from the alley or side streets. A maximum of 2 cars is allowed in front of Flex Buildings and Courtyard Apartments, with access from the street.</p> <p>1 space per 300 sqft of retail or office (located on-site or on-street, directly in front or to the side of the lot, or in shared parking facility within 300ft)</p> <p>1 covered on-site space per residential unit, plus 1 space located on-site or on-street, for each additional bedroom per unit over 1 bedroom.</p>	<p>MAXIMUM HEIGHT AND PROFILE</p> <p>HEIGHT</p> <p>Building height shall be measured in number of stories, above a maximum 6' raised first floor. Inhabited attics with dormers and gable-end windows shall not be counted as a story.</p> <p>Minimum: 2 stories Maximum: 4 stories</p>
<p>* Percentage mix shall be calculated by net developable acres per zone. Zones on each side of Spreckels Road shall be calculated separately.</p>				<p>KEY PLAN - NO SCALE</p>



Ventura Project Before





Ventura Project After





Next Steps

- Draft Environmental Impact Report
- Refine Plan as needed
- Prepare Form-Based Zoning Code