Form Based Codes

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Zoning Code online – City of Billings:

Form Based Code - Section 27-1800

Form Based Codes Institute
http://formbasedcodes.org/
First:
A bit about Zoning Codes

Conventional Zoning Codes

Use → Process → Form

Form Based Zoning Codes

Use → Process → Form
All the colors don’t need to line up
Separating these can lead to eliminating this.
Second:
Form Based Codes have:

- Building Form Standards
- Frontage Type Standards
- A Regulating Plan
- Public Space or Public Realm Standards
Third:
Form Based Codes .......

• Are based on a deep knowledge of a place
• Flow out of a master plan or area plan
• Establish a clear vision of how a place will look & function
• Allow for continuous change
Billings’ Form-Based Code
East Billings Urban Revitalization District
A New Approach Brings New Challenges

Master Plan – Summer 2009
(3 year planning process 2006-2009)

Billings Industrial Revitalization District
The Vision – Imagine living, working and recreating in downtown Billings in the revitalized EBURD urban neighborhood – an economically vibrant place that attracts diverse residents and businesses and receives national notoriety for sustainable products and practices.
The EBURD Code took the vision and carried it beyond conventional zoning and regulation to achieve flexibility, redevelopment options, opportunities to bring people and services to the community core.
Billings’ Hybrid Form-Based Code

- Assembled a working group & steering committee
- Advertised for an experienced firm
- Developed the base map and districts from the Master Plan
- Initial presentation and design charrette by consultant – gathering the DNA of EBURD
- Continuous learning process – zero to 85 mph in a few months
- Monthly review of draft documents with steering committee
- Final public presentation to “kick the tires”
- 18-month process to adoption of new code
Rail Spur Village

Rail Spur Village Main Street

Central Works

EBURD Zoning Districts
(the Regulating Plan)

N 13th St Main Street

Industrial Sanctuary
Uses in EBURD
(Yes – there are still uses)

• Permitted by right
• Permitted in upper stories only
• Permitted by right with specific development or design parameters
• Require Special Review
• Unlisted similar use – Zoning Coordinator may interpret
• Unlisted dissimilar use – not permitted
### Use Table by District

<table>
<thead>
<tr>
<th>Uses</th>
<th>EBURD Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key</td>
<td>Rail Spur Village</td>
</tr>
<tr>
<td>Residential &amp; Lodging</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>○</td>
</tr>
<tr>
<td>Lodging &amp; Residential Care</td>
<td>○</td>
</tr>
<tr>
<td>Civic</td>
<td></td>
</tr>
<tr>
<td>Assembly</td>
<td>○</td>
</tr>
<tr>
<td>Hospital</td>
<td>○</td>
</tr>
<tr>
<td>Library/Museum</td>
<td>○</td>
</tr>
<tr>
<td>Police and Fire</td>
<td>○</td>
</tr>
<tr>
<td>Post Office</td>
<td>○</td>
</tr>
<tr>
<td>School</td>
<td>○</td>
</tr>
</tbody>
</table>
Tables of Typical Uses

• Examples of typical uses in the following categories are provided:
  – General retail
  – General service
  – Mixed Use (retail, residence, office, etc.)
  – Office
  – Craftsman industrial
  – General manufacturing
  – Warehousing and distribution
  – Heavy manufacturing
The “Forms”

AKA – Frontage Types – the EBURD DNA

• Yard Frontage
• General Stoop
• Storefront
• Limited Bay
• Commerce
• Open Frontage
• Civic Frontage
• Commercial Outdoor Site
The “Forms”

• Each District allows certain forms

“Function Follows Form”
The “Forms”

Commerce – the most common existing Form throughout EBURD

- Code now restricts this Form to Industrial Sanctuary and certain streets in Central Works

NOTES:
Dark shade = building
Green = Landscape
White = parking & auto
Letters = refer to area requirements – the build-to zone, lot frontage coverage, vehicle entrances, etc.
Open Frontage – 2\textsuperscript{nd} most common existing Form throughout EBURD

- Code now restricts this form to Industrial Sanctuary
Yard Frontage – Allowed only in Rail Spur Village

- Form suits attached residential dwellings, service business and offices
The “Forms”

General Stoop – Allowed in Rail Spur Village, Central Works & Industrial Sanctuary

• Form complements mixed uses – stacked uses – single use buildings
The “Forms”

Store Front – Allowed in All districts

- Form fits with ground floor retail - mixed uses – stacked uses
Limited Bay – Allowed in All districts except Rail Spur Village Main Street

- Form is good for vehicle services – stacked uses
The “Forms”

Civic Building – Allowed in All districts

- Form tailored for Public Buildings, Hospitals, Churches and other Institutional uses
The “Forms”

Commercial Outdoor Site – Allowed in Rail Spur Village on certain streets, Central Works, N 13th Street & Industrial Sanctuary

- Form suits car sales & other outdoor display for merchandise
The “Forms”

- Each Form has specific standards that must be met:
  - Where the building is set
  - How much area can be covered
  - Where the parking is located (if any)
  - Building height minimum & maximum (in stories)
  - How the building looks from the street – number & size of windows, where the entrance is located, type of entrance, dividing the façade, balconies, and type of roof
The “Forms”
Building Siting

Corner build-to line (c)

Rear setback (e)

Side setback (d)

Front build-to line (b)

Front lot coverage (a)

Min & max lot width (f)
Other “Form” stuff

Front Entries
Other “Form” stuff

Roof Types

- Parapet Roof Type
- Parallel Ridge Line with gable
- Pitched Roof Type (hip roof)
- Pitched Roof Type (gable roof)
- Pitched Roof Type (butterfly roof)
Other “Form” stuff
Development Standards
Reaching for the Vision

- Street Types
- Parking Overlay
- Landscape Standards
- Sustainable Development Measures
- Signage
Street Types

- Create complete streets that address all modes of travel.
- Address all features of the street right-of-way: sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
- Provide adequate access to all lots for vehicles, pedestrians.
- Create streets that are appropriate for residential, commercial, or mixed use districts.
Street Types – Section 27-1817
### Street Types – Section 27-1817

**Article 27-1800. East Billings Urban Revitalization District Code**

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Typical Right-of-Way Width (feet)</th>
<th>Travel Lanes</th>
<th>Lane Width (feet)</th>
<th>Allowable Turn Lanes</th>
<th>Parking Lanes</th>
<th>Pavement Width (feet) Back of Curb</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alley</td>
<td>20'</td>
<td>1 yield lane</td>
<td>16' (yield)</td>
<td>None</td>
<td>Prohibited</td>
<td>Minimum 16', Maximum 20'</td>
</tr>
<tr>
<td>Neighborhood Street</td>
<td>80'</td>
<td>1 yield lane</td>
<td>20' (yield)</td>
<td>None</td>
<td>Parallel or back-in diagonal both sides</td>
<td>37' - 48'</td>
</tr>
<tr>
<td>Connector</td>
<td>80'</td>
<td>1 lane in each direction</td>
<td>11'</td>
<td>Permitted in place of parking at intersections</td>
<td>Parallel or back-in diagonal both sides</td>
<td>39' - 52'</td>
</tr>
<tr>
<td>Avenue</td>
<td>80'</td>
<td>Per the Department of Public Works, Engineering Division, or Montana Department of Transportation</td>
<td>12'</td>
<td>Permitted in place of parking at intersections</td>
<td>Parallel or back-in diagonal both sides</td>
<td>41' - 54'</td>
</tr>
<tr>
<td>Boulevard</td>
<td>80'</td>
<td>Per the Department of Public Works, Engineering Division, or Montana Department of Transportation</td>
<td>11'</td>
<td>Permitted in place of parking at intersections</td>
<td>Both sides, parallel only</td>
<td>50' - 60'</td>
</tr>
</tbody>
</table>
Street Types – Section 27-1817

Neighborhood Street Guidelines

<table>
<thead>
<tr>
<th>Location</th>
<th>Permitted adjacent to all districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Typical Right-of-Way Width</td>
<td>80'</td>
</tr>
</tbody>
</table>

### a. Vehicular Realm

<table>
<thead>
<tr>
<th>Travel Lanes</th>
<th>1 yield lane</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lane Width</td>
<td>20' (two way yield)</td>
</tr>
<tr>
<td>Allowable Turn Lanes</td>
<td>Permitted in place of parking and bulb out at intersections</td>
</tr>
<tr>
<td>Parking Lanes</td>
<td>Parallel or back-in diagonal on both sides</td>
</tr>
<tr>
<td>Pavement Width</td>
<td>37'-48'</td>
</tr>
<tr>
<td>Curbs</td>
<td>Vertical</td>
</tr>
<tr>
<td>Median</td>
<td>Prohibited</td>
</tr>
<tr>
<td>Bicycle Facilities</td>
<td>Shared</td>
</tr>
</tbody>
</table>

### b. Pedestrian Realm

<table>
<thead>
<tr>
<th>Pedestrian Facilities</th>
<th>Minimum 5 feet wide clear sidewalk on both sides with bulbouts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buffer</td>
<td>Minimum 11' wide Planting Zone or Furnishings Zone both sides (refer to BMCC Sec. 27-1817(b)(4)b)</td>
</tr>
</tbody>
</table>

1Reference BMCC Sec. 27-1817(c)(7) for on-street parking requirements
2Reference BMCC Sec. 27-1817(c)(5) for bicycle facility types and requirements
Parking Overlay
Applies to all property within the EBURD

• No minimum off-street parking spaces are required at the time of development, redevelopment, expansion, change of use or addition

• Where off-street parking spaces are developed, the design of such spaces and parking lots shall meet the city standards

• Property owner still must provide accessibility in compliance with the (ADA) standards
Landscape Standards – Section 27-1815

Landscape Area

• All unpaved areas landscaped
• Nonliving materials are permitted for up to 50%
• Landscape must be maintained seasonally, replanting as necessary

Street Trees

• Each Lot is required to have 1 tree for every 40 feet of street frontage with a minimum of 1 street tree per street frontage

Landscaping is encouraged to shade paved areas, capture rain water, and make the public realm a pleasant area for walking and socializing
# Signage – Section 27-1816

<table>
<thead>
<tr>
<th>Sign Types</th>
<th>Yard Frontage</th>
<th>General Stoop</th>
<th>Storefront</th>
<th>Limited Bay</th>
<th>Commerce</th>
<th>Open</th>
<th>Civic</th>
<th>Outdoor Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
</tr>
<tr>
<td>Projecting</td>
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<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
</tr>
<tr>
<td>Awning</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
</tr>
<tr>
<td>Canopy Mounted</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
</tr>
<tr>
<td>Window</td>
<td></td>
<td></td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
</tr>
<tr>
<td>Monument</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
</tr>
<tr>
<td>Ped. Scale Pole-Mounted</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
</tr>
<tr>
<td>Pole-Mounted</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>●</td>
<td>○</td>
</tr>
</tbody>
</table>

● = Permitted
○ = Permitted Only on Boulevard Street Type

Table 27-1816-1. Sign Types permitted by Frontage Type.
<table>
<thead>
<tr>
<th><strong>Projecting Sign Requirements</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sign Area</strong></td>
</tr>
<tr>
<td><strong>Height</strong></td>
</tr>
<tr>
<td><strong>Location on the Building or Site</strong></td>
</tr>
<tr>
<td><strong>Placement on the Building or Site</strong></td>
</tr>
<tr>
<td><strong>Quantity</strong></td>
</tr>
<tr>
<td><strong>Internal Illumination</strong></td>
</tr>
<tr>
<td><strong>Materials</strong></td>
</tr>
</tbody>
</table>

Table 27-1816(h)-1. Projecting Sign Requirements.
Sustainable Development Measures

• Applies to all developments
• Minimum of 5 points must be achieved
• Documentation of each measure required
• Measures Include:
  – Green Buildings (3 points)
  – Building Energy Efficiency (2 points)
  – Building Water Efficiency (2 points)
  – Landscaping Water Efficiency (2 points)
  – Renewable Energy Sources (2 points)
  – Green Roof (2 points)
  – Heat Island Reduction (2 points)
  – Pervious Pavement (2 points)
  – Bicycle Amenities (1 point)
Approval Required

• Approval required for new developments – usually done through Building Permit review

• Existing buildings/developments can continue with some limitations:
  – There is no change in use
  – Number of dwelling units increases by <50%
  – Amount of gross floor area increases by <50%

• Any change to the front of a building within the “build-to” zone, must meet the frontage standards for the building type
Recent EBURD Developments
Recent EBURD Developments
Recent EBURD Developments
Coming Soon
EBURD Developments