Form-Based Code: Providing Predictable Implementation of the Vision

Compressing the Layers into a More Effective Code
Establishing a Form-Based Operating System

Overall Scale
Setbacks
Size of Uses
Implementing the Vision
Implementing the Vision

Figure 46.13.078.B Davis Square

- Main Street-Large Zone (MS-L 46.13.138)
- Main Street-Large Zone: Up to 7 stories (MS-L 46.13.138)
- Approximate location of required Civic Space: Plaza (Plaza 46.14.100.C)
- Corner Element required (Corner Element 46.14.100.A)
- Shopfront/Entrance required. (Shopfront 46.14.100.A)
- Required Pedestrian Connection and Pocket Plaza (Passage 46.14.100.C and Pocket Plaza 46.14.100.C)

- 100' min.
- 150' min.
- 200' min.
- 60' min. (Building separation above 4th story)
- 40' min. (Building separation above 4th story)

The above requirements are in addition to the zone standards.

Figure 46.13.078.C Davis Commons

- Main Street-Large Zone (MS-L 46.13.138)
- Approximate location of required Street (New Streets 46.13.020.A, A.11)
- Approximate location of required Civic Space (Specific to Civic Spaces 46.14.108)
- Approximate location of required Pedestrian Connection from Civic Space to south edge of site. Actual route subject to design and approval. (Passage 46.14.100.C)
- Approximate location of required Bike Path Connection from south edge of site to 1st Street. Actual route subject to design and approval.
- Building volumes in this area to be massed as follows: Two-story wing(s) extending at least 39' from main body, net wider than 35' with 15' min. separation between wing(s).
- 65' min. ROW for New Street, subject to City review and approval.

The above requirements are in addition to the zone standards.
The Palette of Downtown Zones

**Neighborhood Zones**

- **Small**
  - Up to 2 Stories
- **Medium**
  - Up to 4 Stories
- **Large**
  - Up to 5 Stories

**Main Street Zones**

- **Medium**
  - Up to 4 Stories; 5 Stories*
- **Large**
  - Up to 5 Stories; 7 Stories*
Central Commercial Zone

FAR: 3
Height: 3 Stories
Lot Coverage: 90%

FAR: 3
Height: 21 Stories
Lot Coverage: 15%
Building Form Standards for each Zone
Supplemental Standards: Building Types
Supplemental Standards: Frontage Types
Supplemental Standards: Massing and Façade Articulation

Table 48.14.085.8 Massing and Façade Articulation Standards

1. All buildings
   a. Tripartite
      New buildings and renovations along a street or civic space shall be designed with tripartite architecture. An expressive line, setback, or other architectural element shall be used to delineate the base and top.

2. Buildings over 3 stories
   a. Change in Color or Material
      New facades and renovations along a street or civic space on buildings over 3 stories shall be designed to modulate the apparent size and scale of the building by changing colors and/or materials. This may be applied throughout the building but is required above the third story.

   a. Vertical Articulation
      Vertical stepping along buildings 75’ to 100’ long; 25’ min.
      Vertical stepping on buildings 100’ to 200’ long; 50’ min.
      Projection depth: 3’ min.
      Top story heights: 14’ max.
      Stepback required by zone

   a. Corner Elements
      Where required on the Zoning Map, new facades and renovations shall include a corner element to give visual importance to the corner and further shape the public realm.
Supplemental Standards: Sign Types
Supplemental Standards: Historic Resource Adjacency Standards
### Supplemental Standards: Civic Space Types

#### 40.14.100.E Passage

- **Description**: A pedestrian pathway that extends from the public sidewalk into a civic space and/or across the block to another public sidewalk. The pathway is lined by non-residential storefronts and/or residential ground floors and pedestrian entries.

- **General Character**
  - Formal, urban.
  - No accessory structures.
  - Primarily hard-scape with landscape accents.
  - Spatially defined by building frontages.
  - Trees and shrubs in containers and/or planters.

- **Size and Location**
  - 15’ min. between or through buildings.

- **Typical Use**
  - Civic Activity
  - Commensal in support of civic activity
  - Casual seating and/or outdoor dining
  - Ground floor residential

#### 43.14.100.G Plaza

- **Description**: A community-wide focal point primarily for civic purposes and commercial activities. Plazas are typically hard-scape with planting as accents. Commercial activities are subordinate to civic activity.

- **General Character**
  - Accessory Structures: < 1,500 sq. ft.; fountains, benches, formal, urban.
  - Hard-scape and planted areas in formal patterns.
  - Spatially defined by buildings and tree-lined streets.

- **Size and Location**
  - 100 ft. mins linear direction.
  - Streets required on two of the Plaza’s sides. Facade, on building sites attached to or across a street, shall “FRAC” or up the Plaza.

- **Typical Use**
  - Civic Uses
  - Commercial uses in support of civic uses
  - Passive recreation
What’s Different from the Existing Zoning?

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<th>New Zoning</th>
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<td>Building Form</td>
<td>Through FAR and design review</td>
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