# Cincinnati Form-Based Code

## Westwood Coalition

### July 27, 2013

# Outline of the Presentation

- Background

- Public Process

- Overview of the Cincinnati Form-Based Code

- Visioning for Westwood at the Neighborhood Charrette

- Breakout Session Instructions

# *Background*

# What is a form-based code (FBC)?

- Alternative to conventional zoning

- Based on the principles of "New Urbanism"

- Method of regulating development to achieve a specific urban form

- Organizing principle is physical form followed by uses second

- Allows a mix of uses

- Allows for all users in the public realm (pedestrian, bicycle, automobile, etc.)

- Codes for dreams – not nightmares

# Why did Cincinnati develop a FBC?

- City Council directed City Planning to develop and implement a form-based code

- Plan Cincinnati: Thriving Re-Urbanization

- Walkable and accessible neighborhoods

- Streamlined and cohesive development process

- Placemaking

# Timeline

- 2008 – City Council directed City Planning to develop and implement a form-based code

- 2009 – City Planning hired consultants to conduct FBC study

- 2010 – City Planning awarded $2.4 million Community Challenge Planning Grant to assist in the public process and development of a form-based code

- 2010 – 2012 – hired consultants to help through public process, education, training, developed drafts and visions

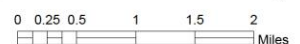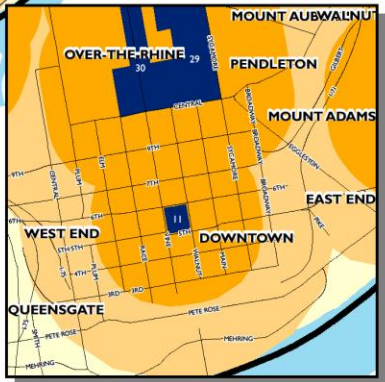- 2013 – City Planning Commission & City Council approved text amendment for the FBC
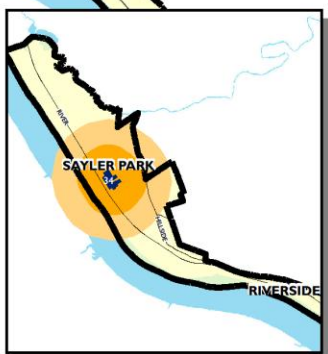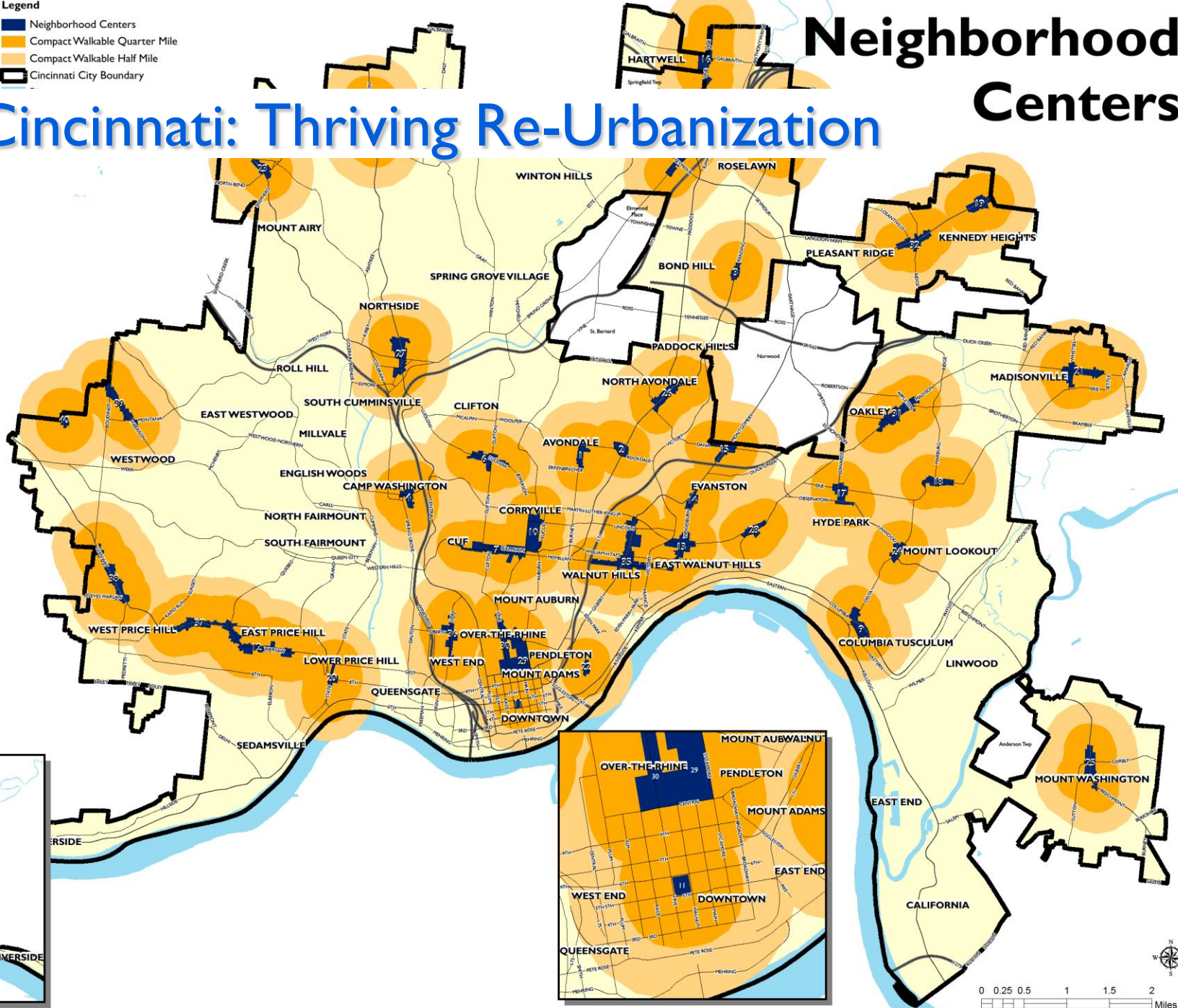
# Neighborhood Centers

## Plan Cincinnati: Thriving Re-Urbanization

| Index | Name | Size (in acres) |
|---|---|---|
| 1 | Avondale (A) | 14.8 |
| 2 | Avondale (B) | 13.4 |
| 3 | Bond Hill | 9.3 |
| 4 | Camp Washington | 16.2 |
| 5 | Carthage | 33.2 |
| 11 | Downtown | 4.2 |
| 12 | East Price Hill | 46.7 |
| 13 | East Walnut Hills | 37.4 |
| 14 | Evanston (A) | 12.5 |
| 15 | Evanston (B) | 21.6 |
| 16 | Hartwell | 33.4 |
| 17 | Hyde Park | 21.7 |
| 18 | Hyde Park East | 18.5 |
| 19 | Kennedy Heights | 22.2 |
| 20 | Lower Price Hill | 13.1 |
| 21 | Madisonville | 34.0 |
| 22 | Mt. Adams | 6.4 |
| 23 | Mt. Airy | 15.3 |
| 24 | Mt. Lookout | 13.8 |
| 25 | Mt. Washington | 35.1 |
| 26 | North Avondale | 31.7 |
| 27 | Northside | 37.6 |
| 28 | O'Bryonville | 15.5 |
| 29 | OTR Main Street | 49.0 |
| 30 | OTR Vine Street | 41.6 |
| 31 | Oakley | 37.2 |
| 32 | Pleasant Ridge | 26.2 |
| 33 | Roselawn | 41.0 |
| 34 | Sayler Park | 10.8 |
| 35 | Walnut Hills | 73.8 |
| 36 | West End | 25.9 |
| 37 | West Price Hill (A) | 29.9 |
| 38 | West Price Hill (B) | 39.0 |
| 39 | Westwood (A) | 30.0 |
| 40 | Westwood (B) | 7.7 |

**Legend**

- Neighborhood Centers
- Compact Walkable Quarter Mile
- Compact Walkable Half Mile
- Cincinnati City Boundary

# Plan Cincinnati: Thriving Re-Urbanization

**Neighborhood Centers**
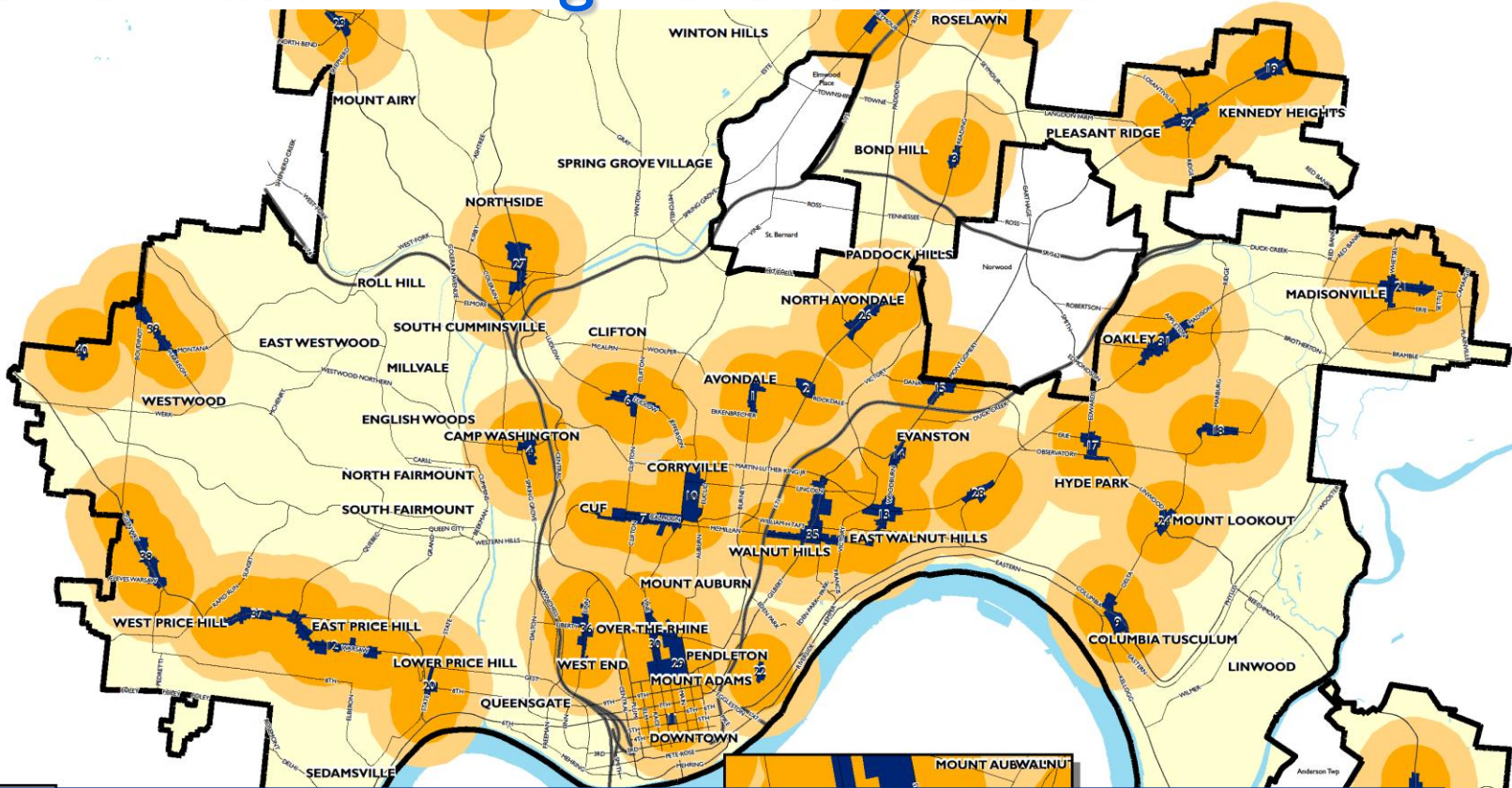
- Compete: focus development on existing centers of activity

- Live: increase mixed-use compact walkable development throughout the basin and uptown, surrounding our centers of activity, and along transit corridors

# *Public Process*

- FBC Working Group – 4+ Years (neighborhood leaders, organizations, City staff, etc.)

- Nashville, TN trips – 4 Years (led by Vice Mayor Qualls)

- Cincinnati FBC Initiative (planners, developers, etc.)

- Stakeholder Interviews (March 2012)

- Citywide Charrette (April 28 – May 2, 2012)

- Public Review Draft of FBC (September 2012)

- CPC and Livable Communities Committee Meetings (October 2012)

- Neighborhood Charrette (October 29 – November 1, 2012)

- Final Draft of FBC (February 15, 2013)

- City Planning Commission Special Meeting (March 7, 2013)

- Livable Communities Committee of City Council (May 7, 2013)

- City Council vote and unanimous approval (May 8, 2013)

# Citywide Charrette (April 28 – May 2, 2012)

- Stakeholder interviews (before and during charrette)

- Over 700 people over 5-day period

- Enabled community to direct the long-term vision for the FBC and to ensure a predictable implementation

# Urban Design Principles

## First impressions matter



## Gateways



## Welcoming streets for all



## Do not compromise

# Street Design Principles

## Build Streets for All Users Based on Context


Pedestrians
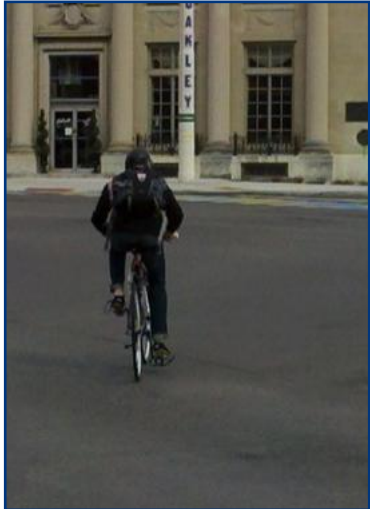

Bicyclists


Transit


Automobiles
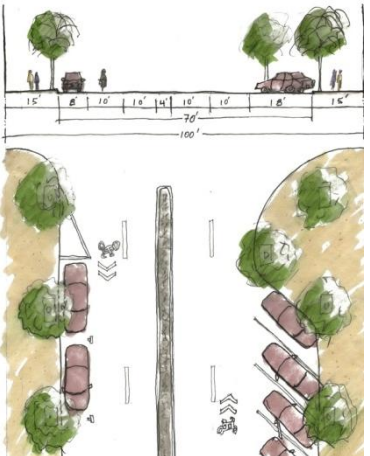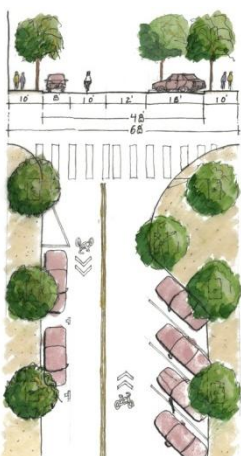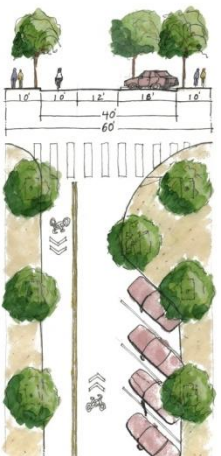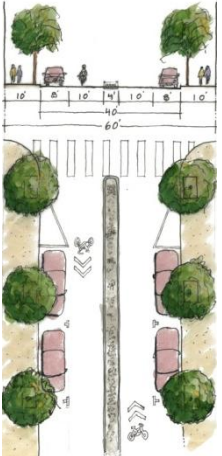
# Economic Principles

**Infill to Build Out Your Dreams: It's All About the People**

- Experience of Place
- Understand Your Target Audience
- Density of the Right Type – In the Right Place
- Make Main Street Special

**Bridging the Gap**

- Rents Too Low to Support Construction Costs
- Community and City Need to Collaborate to Find Solutions
- National and Local Market Recovery Will Take 3 to 7 Years
- Typical Projects Take 2 to 4 Years to Plan
- Plan Now and Develop the Strategy for the Future

# Neighborhood Charrette (Oct. 29 – Nov. 1, 2012)

- Four "pilot" neighborhoods (helped fund the event)

- College Hill, Madisonville, Walnut Hills, Westwood

- Visioning process using draft FBC as basis

- Detailed graphics and draft regulating plans developed

# College Hill example



# Madisonville example



# Walnut Hills example



# Westwood example

# *Overview of Cincinnati Form-Based Code*

# Rural to Urban Transect



| T1 NATURAL ZONE | T2 RURAL ZONE | T3 SUB-URBAN ZONE | T4 GENERAL URBAN ZONE | T5 URBAN CENTER ZONE | T6 URBAN CORE ZONE | SD SPECIAL DISTRICT |
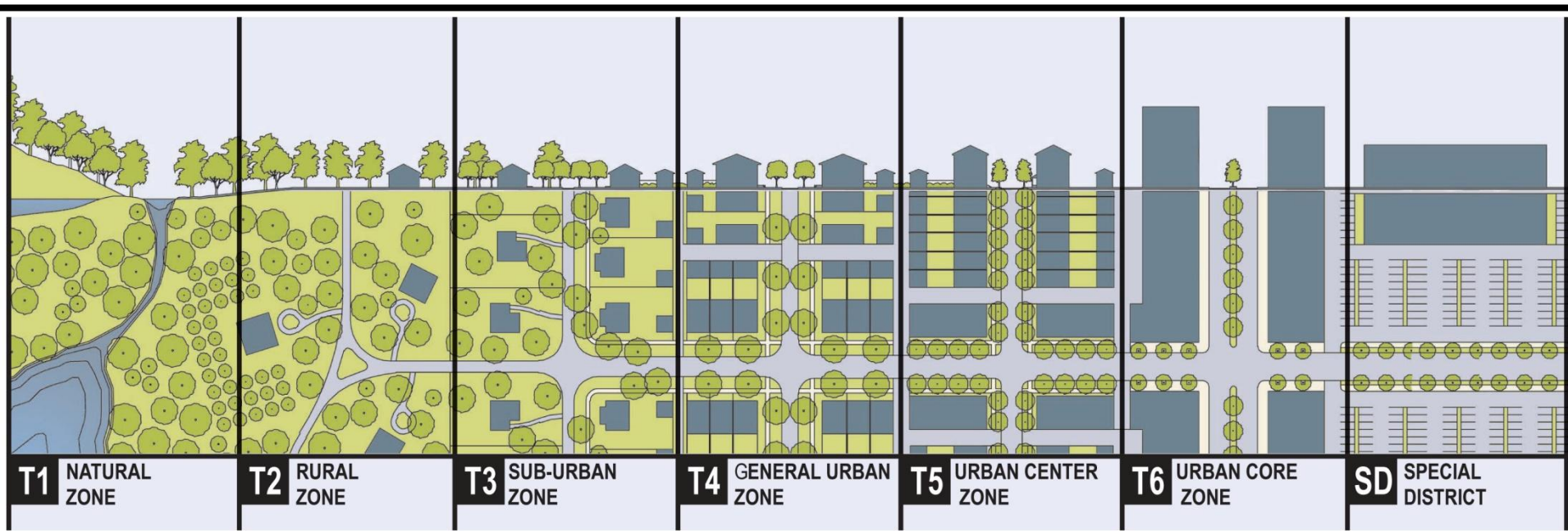
# Structure

- Preamble

- Overview and Guide

- Transect Zones

- Building Types

- Frontage Types

- Supplemental to Transect Zones

- Creating a Walkable Neighborhood

- Thoroughfares

- Administration and Procedures

- Glossary

*Effective June 8, 2013*

# Cincinnati Transect

Less Urban — More Urban

T3 Estate (T3E)

T3 Neighborhood (T3N)

T4 Neighborhood Medium Footprint (T4N.MF)

# Cincinnati Transect

**T4 Neighborhood Small Footprint (T4N.SF)**

**T5 Main Street (T5MS)**

**T5 Neighborhood Large Setback (T5N.LS)**

# Cincinnati Transect

**T5 Neighborhood Small Setback (T5N.SS)**

**T5 Flex (T5F)**

**T6 Core (T6C)**

# Building Types



**Carriage House.** This Building Type is an accessory structure typically located at the rear of a lot. It typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.

| | |
|---|---|
| **T3E** | **T3N** |
| **T4N.MF** | **T4N.SF** |
| T5MS | **T5N.LS** |
| **T5N.SS** | **T5F** |
| T6C | |



**Detached House: Medium.** This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.

| | |
|---|---|
| **T3E** | **T3N** |
| **T4N.MF** | T4N.SF |
| T5MS | T5N.LS |
| T5N.SS | T5F |
| T6C | |



**Detached House: Compact.** This Building Type is a small detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

| | |
|---|---|
| T3E | **T3N** |
| **T4N.MF** | **T4N.SF** |
| T5MS | T5N.LS |
| T5N.SS | T5F |
| T6C | |

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# Building Types



**Cottage Court.** This Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing element of this Type. This Type is appropriately-scaled to fit within primarily single-family or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

| T3E | **T3N** |
|---|---|
| T4N.MF | **T4N.SF** |
| T5MS | T5N.LS |
| T5N.SS | T5F |
| T6C | |



**Duplex.** This Building Type is a small- to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street and within a single building massing. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

| T3E | **T3N** |
|---|---|
| **T4N.MF** | **T4N.SF** |
| T5MS | T5N.LS |
| T5N.SS | T5F |
| T6C | |



**Rowhouse.** This Building Type is a small- to medium-sized typically attached structure that consists of 2–8 Rowhouses placed side-by-side. In a feature unique to Cincinnati, this Type may also occasionally be detached with minimal separations between the buildings. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.
Syn: **Townhouse**

| T3E | T3N |
|---|---|
| **T4N.MF** | **T4N.SF** |
| T5MS | T5N.LS |
| **T5N.SS** | **T5F** |
| T6C | |

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# Building Types



**Multi-plex: Small.** This Building Type is a medium structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a medium-sized family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

| T3E | T3N |
|---|---|
| **T4N.MF** | **T4N.SF** |
| T5MS | **T5N.LS** |
| **T5N.SS** | **T5F** |
| T6C | |



**Multi-plex: Large.** This Building Type is a medium- to large-sized structure that consists of 7–18 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in within medium-density neighborhoods or sparingly within large lot predominantly single-family neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

| T3E | T3N |
|---|---|
| **T4N.MF** | T4N.SF |
| T5MS | **T5N.LS** |
| **T5N.SS** | **T5F** |
| T6C | |



**Stacked Flats.** This Building Type is a medium- to large-sized structure that consists of multiple dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or may share a common entry. This Type is appropriately scaled to fit adjacent to neighborhood serving main streets and walkable urban neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. This building type may include a courtyard.

| T3E | T3N |
|---|---|
| T4N.MF | T4N.SF |
| T5MS | **T5N.LS** |
| **T5N.SS** | **T5F** |
| T6C | |

# Building Types

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| | |
|---|---|
| T3E | T3N |
| T4N.MF | T4N.SF |
| T5MS | **T5N.LS** |
| **T5N.SS** | **T5F** |
| T6C | |

**Live/Work.** This Building Type is a small to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a neighborhood main street. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands.

| | |
|---|---|
| T3E | T3N |
| T4N.MF | **T4N.SF** |
| T5MS | T5N.LS |
| **T5N.SS** | **T5F** |
| T6C | |

**Main Street Mixed-Use.** This Building Type is a small- to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses. This Type makes up the primary component of a neighborhood main street and portions of a downtown main street, therefore being a key component to providing walkability.

| | |
|---|---|
| T3E | T3N |
| T4N.MF | T4N.SF |
| **T5MS** | T5N.LS |
| **T5N.SS** | **T5F** |
| **T6C** | |

# Building Types

**Flex.** This Building Type is a medium- to large-sized structure, 1–3 stories tall, and built on a large lot that incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor industrial, service, or retail uses and upper-floor service or residential uses; or may be a single-use building, typically industrial, service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban flexible neighborhood that provides a mix of buildings.

| | |
|---|---|
| T3E | T3N |
| T4N.MF | T4N.SF |
| T5MS | T5N.LS |
| T5N.SS | **T5F** |
| T6C | |

**Mid-Rise.** This Building Type is a medium- to large-sized structure, 4–8 stories tall, built on a large lot that typically incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses; or may be a single-use building, typically service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban downtown providing high-density buildings.

| | |
|---|---|
| T3E | T3N |
| T4N.MF | T4N.SF |
| **T5MS** | **T5N.LS** |
| **T5N.SS** | **T5F** |
| **T6C** | |

**High-Rise.** This Building Type is a large-sized structure with portions or all of the building more than eight stories tall, built on a large lot that typically incorporates structured parking. It is used to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses. This Type is a primary component of an urban downtown providing high-density buildings.

| | |
|---|---|
| T3E | T3N |
| T4N.MF | T4N.SF |
| T5MS | T5N.LS |
| T5N.SS | T5F |
| **T6C** | |

# Frontage Types

**Common Yard.** The main facade of the building has a large planted setback from the frontage line providing a buffer from the higher-speed thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.
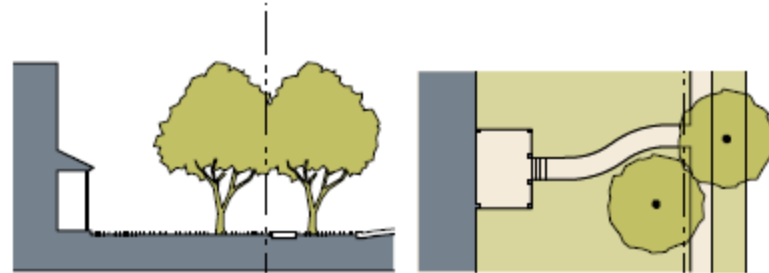
**Porch: Projecting.** The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and all habitable space is located behind the setback line.

**Porch: Engaged.** The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are engaged to the building while the other two sides are open.

# Frontage Types

**Stoop.** The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is appropriate for residential uses with small setbacks.

**Forecourt.** The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

**Dooryard.** The main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.

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# Frontage Types

**Lightwell.** The main facade of the building is set back from the frontage line by an elevated terrace or a sunken lightwell. This Type buffers residential, retail or service uses from urban sidewalks and removes the private yard from public encroachment.



**Shopfront.** The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types.
**Syn: Retail Frontage, Awning**.



**Terrace.** The main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the facade. This Type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This Type may also be used in historic industrial areas to mimic historic loading docks.
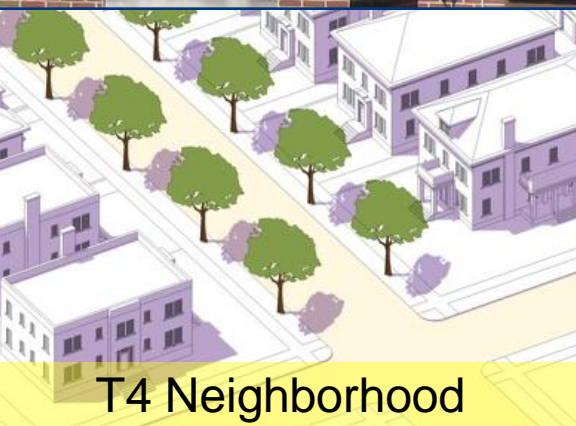


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T3 Neighborhood (T3N)

T3 Neighborhood (T3N)

T4 Neighborhood

WESTWOOD
BUSINESS DISTRICT

MEETING TO
HELP PLAN
BUSINESS
DISTRICT
JULY 27 900
WESTWOOD
METHODIST

T5 Main Street (T5MS)

T5 Main Street (T5MS)

T5 Main Street (T5MS)

T5 Main Street (T5MS)
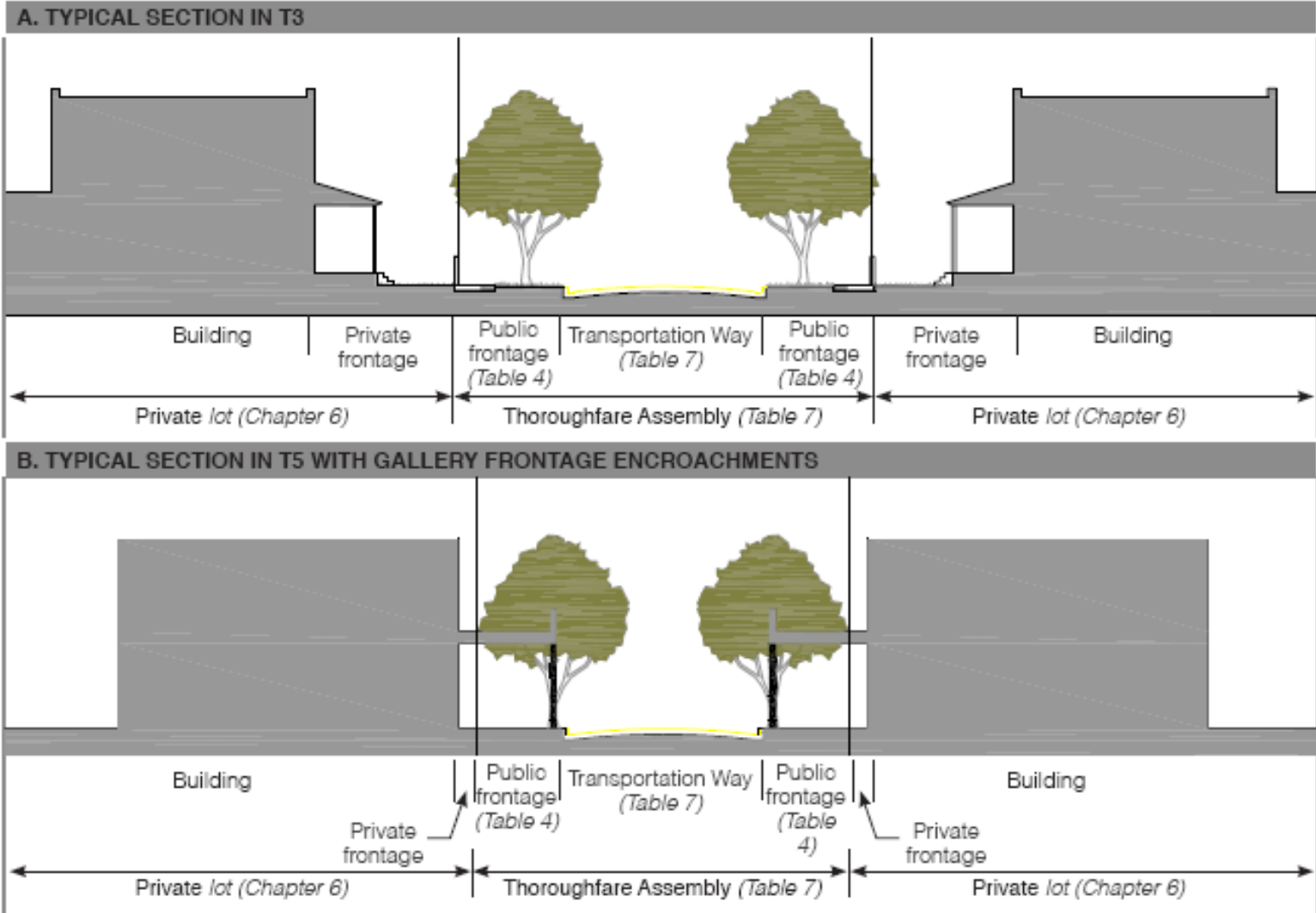
# Thoroughfares
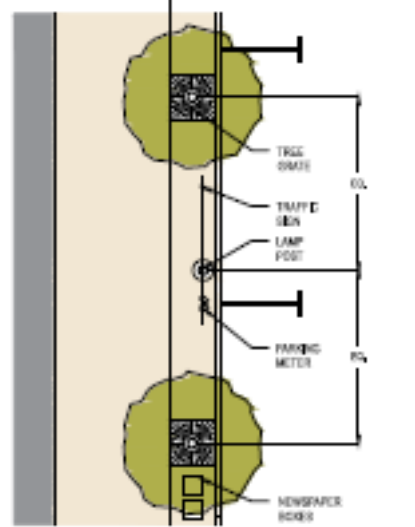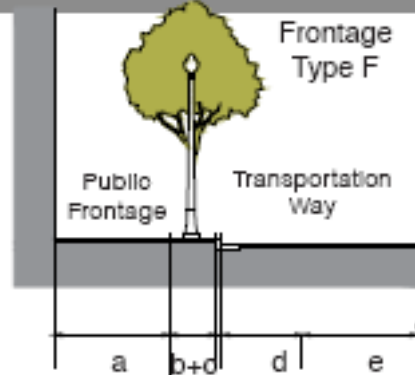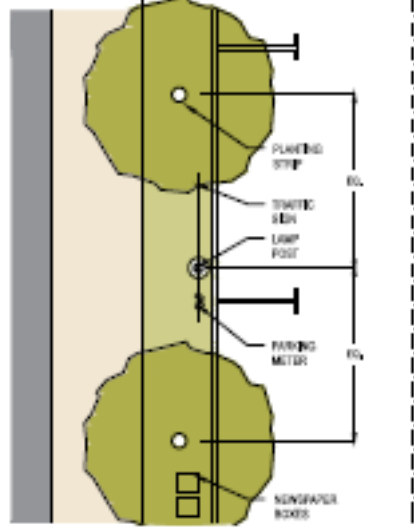
# Thoroughfares



C. TYPICAL PUBLIC FRONTAGES (FROM TABLE 4)
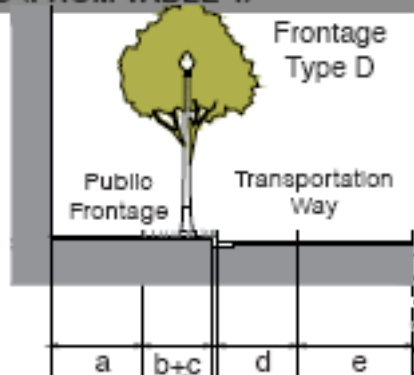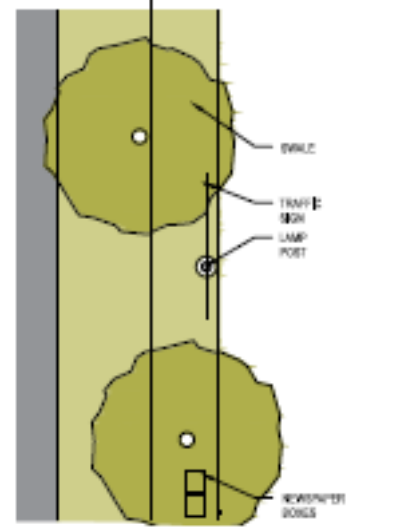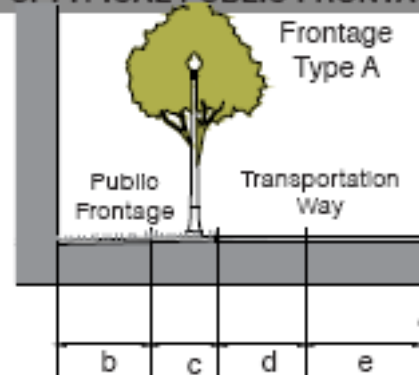
# Supplemental to Transect Zones

- Topography and Hillside Overlay Districts

- Historic Landmarks and Districts

- Parking

- Building Height

- Renovations and New Construction Compatibility

- Signs

- Corner Stores

- Additional Standards for Specific Uses

- Accessory Uses

- Temporary Uses

# Individual Building: Signage Standards

## K. Awning Sign

| T3E | T3N | T4N.MF | T4N.SF | T5MS | T5N.LS | T5N.SS | T5F | T6C |

### Description

The Awning Sign Type is a traditional shopfront fitting and can be used to protect merchants' wares and keep shopfront interiors shaded and cool in hot weather. Retail tenant signs may be painted, screen printed, or appliquéed on the awnings.

### Size

**Projecting**

| | | |
|---|---|---|
| Signable Area | 1 sf per linear foot of shopfront max. | Ⓐ |
| Lettering Height | 16" max. | Ⓑ |
| Lettering Thickness | 6" max. | Ⓒ |

**Sloping Plane**

| | | |
|---|---|---|
| Signable Area | 25% coverage max. | Ⓓ |
| Lettering Height | 18" max. | Ⓔ |

### Size (continued)

**Valance**

| | | |
|---|---|---|
| Signable Area | 75% coverage max. | Ⓕ |
| Width | Shopfront width, max. | Ⓖ |
| Height | 8" min.; 16" max. | Ⓗ |
| Lettering Height | 8" max. | Ⓘ |

### Location

| | | |
|---|---|---|
| Clear Height | 8' min. | Ⓙ |
| Signs per Awning | 1 projecting, or 1 valance and 1 sloping plane, max. | |

### Miscellaneous

Only the tenant's store name, logo, and/or address shall be applied to the awning. Additional information is prohibited.

Open-ended awnings are strongly encouraged.

Vinyl or plastic awnings are strongly discouraged.
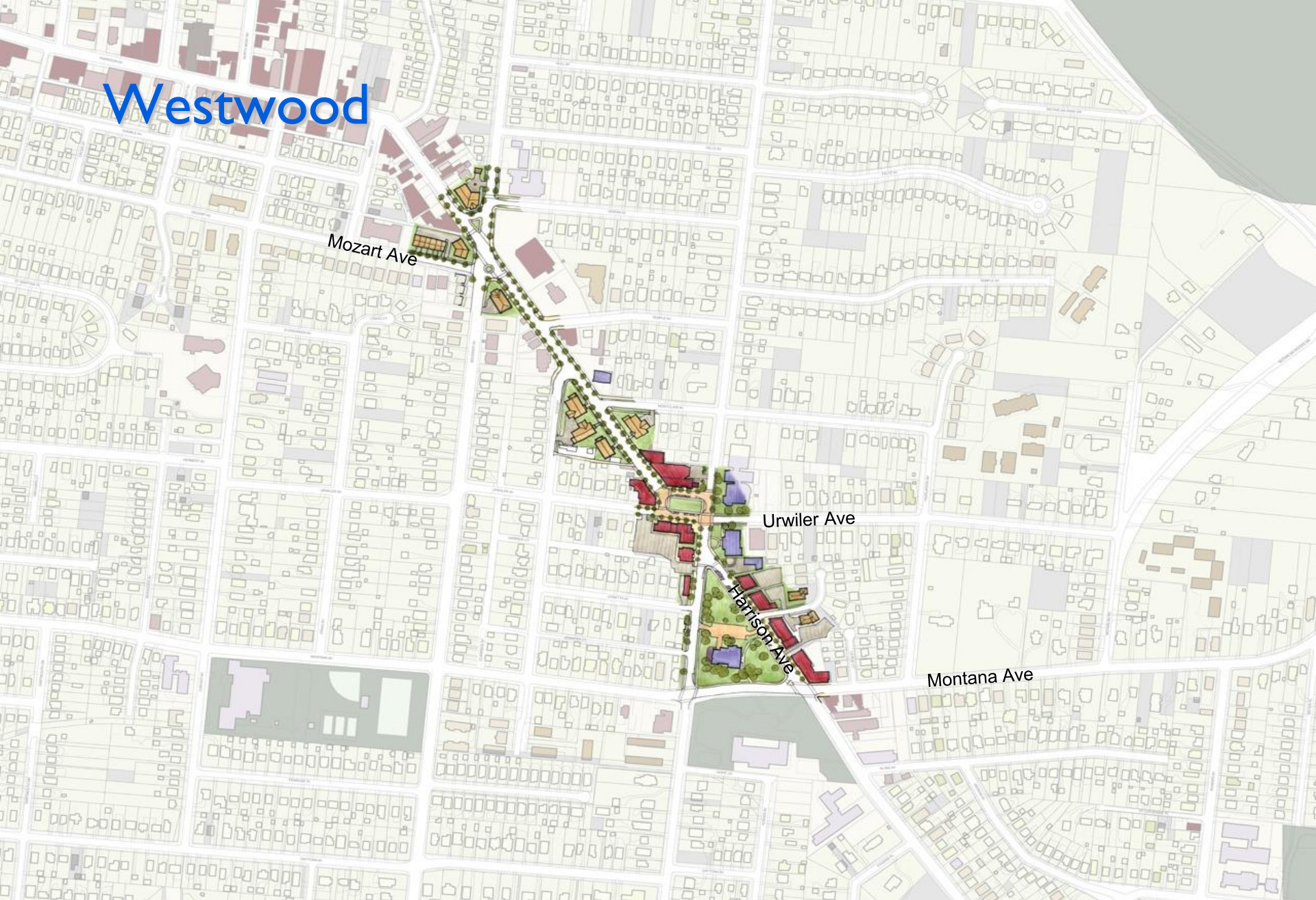
# *Visioning for Westwood at the Neighborhood Charrette*

*Fall 2012*

Westwood

Mozart Ave

Urwiler Ave

Harrison Ave

Montana Ave

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Westwood

Mozart Ave

Urwiler Ave

Harrison Ave

Montana Ave

Westwood

ENTRY

SOLID HOUSING

SOLID HOUSING

CIVIC CENTER

city of CINCINNATI
PLANNING & BUILDINGS

Westwood

4-LANE RD. (SPEED)

VACANT PARCELS OR WEAK FRONTAGES

WIDE ROAD

NOISE

too much ASPHALT

ONE-SIDED STREET.

4 LANE RD. (SPEED)

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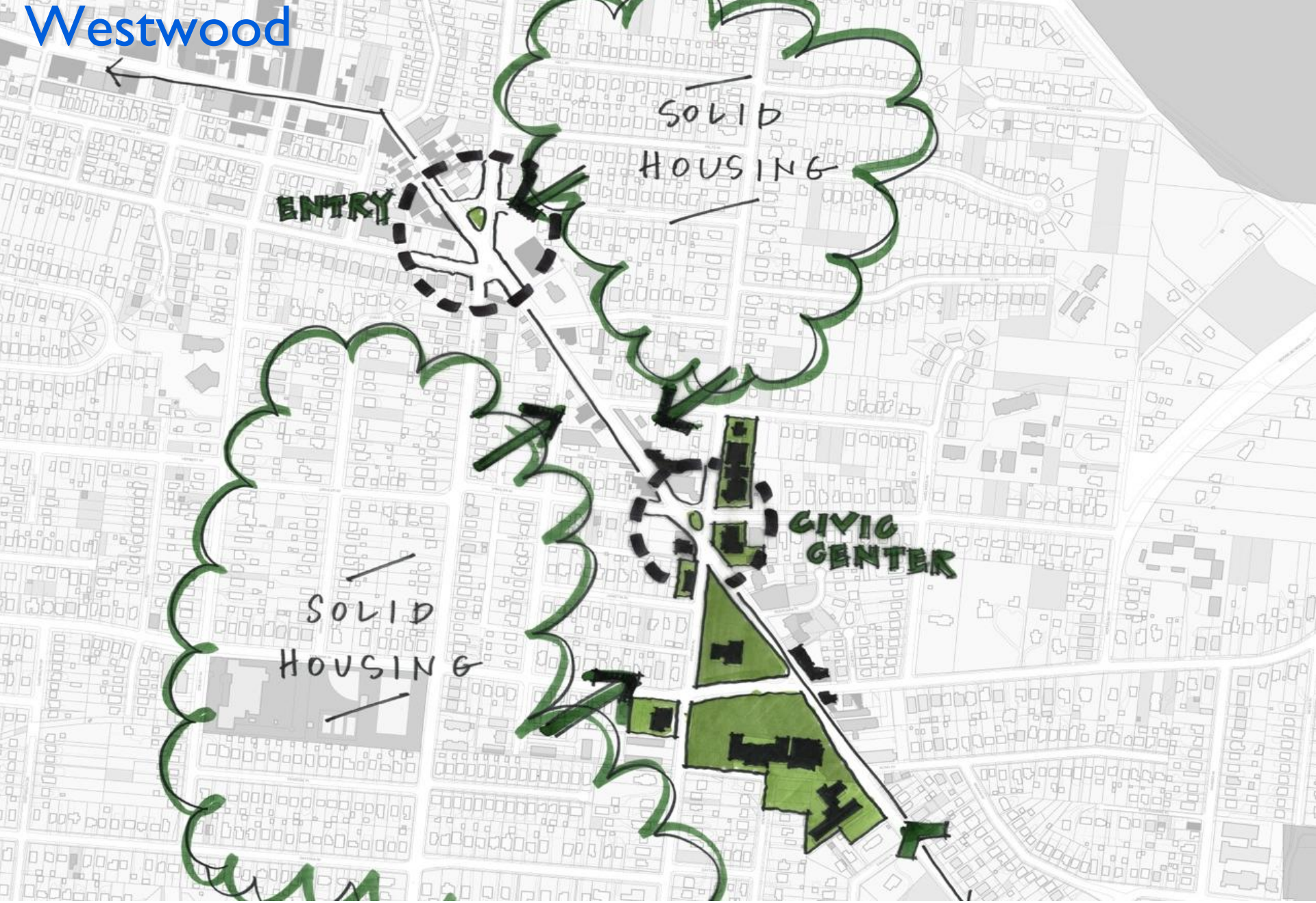
New Building

Westwood Square

Urwiler Ave

Urwiler Ave

New Mixed-Use Development

Madcap Theater

Renovated & Reused Firehouse

JUNIETTA AV

Urwiler Ave

Reverse Angled Parking along Harrison

Montana Ave

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BUILDINGS

Harrison Avenue @ Urwiler Avenue

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Harrison Avenue @ Urwiler Avenue

Harrison Avenue @ Stathem Avenue

Harrison Avenue @ Stathem Avenue

# Business District Considerations

- ## Managed

    - Getting on the same page

- ## Retail Appropriate

    - Balance of retail and non-retail storefronts

- ## Mixed

    - Mix of retail to reflect the mix of the community

- ## Safe

    - Eyes on the street through activities encouraging people to be around

# Business District Considerations

- ## Championed

  - Public or private initiatives or developers taking an interest

- ## Anchored

  - Major civic or cultural features that act as anchors to the retail

- ## Walkable

  - Wide sidewalks, active outdoor spaces, trees and lighting attract retail uses

- ## Unified

  - Create unity through branding or a simple façade improvement program

# *Next Steps*

# Next Steps

- City Council approved, now staff will focus and work with the four "pilot" neighborhoods to begin implementation of the FBC

- Voluntary tool for Cincinnati neighborhoods and sites

- Meetings to educate, train, and build consensus in the neighborhoods before the zone changes can happen

- Following the "pilot" neighborhoods, other interested neighborhoods can begin the process on a first come, first served basis (many of which have already stepped forward)

# Breakout Session

- Take a brief moment to stretch

- Discuss your thoughts and answers to the survey questions

    - List 3 things you like about your neighborhood business district – use map

    - List 3 challenges facing your neighborhood business district

    - Is there a landmark in the neighborhood business district

    - Describe the intersection of "Main Street and Main Street"

    - Tell us about other places that have characteristics you would like to see in the Westwood Business District

- Report out on individual questions as time permits

city of
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# Next Steps for Westwood

- Meeting on Thursday August 22, 2013 – 7-9 PM

  - Location TBA

  - Focused on the FBC application in Westwood Business District

- Continued public input via Coalition website and email

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