

**Monday, June 30 at 7:30 p.m. at Pleasant Home.** Speaker: Carol Wyant

Wyant has recently established a new association dedicated to helping establish "Form-Based Codes" for cities throughout the country as a replacement for obsolete standard zoning ordinances. Her board members include such well-known "new-urbanists" as Andrés Duany, Stefanos Polyzoides, and Peter Katz.

You are invited to come and participate in a discussion of how this type of code, if adopted here, can help preserve the character of our historic village. There seems to be strong interest in this issue by our current village staff.

What are "Form-Based Codes?" In short, they are written and graphic documents that manage how our buildings relate to their community. They help control the form of buildings and how they connect to one another visually - the scale and image of streets and neighborhoods. The regulations and standards in Form-Based Codes are keyed to a so-called "*regulating plan*" that designates an appropriate character of new construction rather than merely segregation of uses as our current zoning ordinance does. In contrast to a typical ordinance's regulation of Floor Area Ratio, number of dwelling units per acre, minimum setbacks, and minimum number of parking spaces, Form-Based Codes regulate the look and feel of a community.

Form-based codes contain the following features:

- *Regulating Plan.* A plan of the community designating the locations where different building form standards apply, based on clear community-accepted goals regarding the physical character of the area.
- *Public Space Standards.* Specifications for the elements within the public realm (e.g., sidewalks, on-street parking, street trees, street furniture, etc.).
- *Building Form Standards.* Regulations controlling the configuration, features, and functions of buildings that define and shape public spaces.
- *Architectural Standards.* Regulations controlling exterior materials.
- *Landscaping Standards.* Regulations controlling landscape design and plant materials on private property that impact public spaces (e.g. regulations about parking lot screening and shading, maintaining sight lines, insuring unobstructed pedestrian movements, etc.).
- *Signage Standards.* Regulations controlling allowable signage sizes, materials, illumination, and placement.

Below is the grand-daddy of Form-Based Codes - the famous zoning code for the town of Seaside, Florida, created by Andreas Duany and Elizabeth Plater-Zyberg in 1982.

