

# Northside

## Kick-off Presentation

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Northside FBC Analysis and Concept Plan  
14 February 2017



# Overview of Presentation

- Introduction
- Visual Survey Exercise
- Presentation
- Table Map Activity
- Participants Present their Maps
- Next Steps





# Introduction

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# Project Overview: Three Phases

- **Understanding**
  - This Trip
- **Exploring**
  - Two additional trips
- **Implementation Steps**
  - Report Summarizing Recommendations

# Northside Base Maps & Context



Northside FBC Analysis and Concept Plan

# Northside Base Maps & Context



Northside FBC Analysis and Concept Plan



# Northside Base Maps & Context





# Visual Survey

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# Quick 5 minute Survey

- Initial Impressions
- Add Notes (optional)

**Building Preference Survey**

The buildings shown here can be found in walkable neighborhoods in Iowa City or in the same region as Iowa City. Are they appropriate for Iowa City's Northside neighborhood? When making your choice, be sure to consider:

**Building Scale**  
Is the size of the building appropriate relative to existing buildings in the neighborhood?

**Building Form**  
Is the roof flat or pitched? Is the front facade wide or narrow? How does the building relate to the street?

1    

2    

3    

Explain any of your above choices:

4    

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Explain any of your above choices:

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Explain any of your above choices:

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# Presentation

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# Walkable Cities are Thriving Cities

14 February 2017



# Connected Streets





# Welcoming Streets

## Livable Commercial Streets

- Contributing building frontages
- Active retail at-grade
- Street trees
- On-street parking
- Narrow travel lanes
- Curb radii & extensions
- Building enclosure



# Vibrant Commercial Streets



*Blank Walls **Detract** from Vibrant Commercial Areas*



*Active Shopfronts and Wide Sidewalk **Contribute** to Vibrant Commercial Areas.*

# Complete Streets

## Think About All Users and All Ages

- Pedestrians Young and Old
- Bicyclists
- Transit
- Cars and Trucks



Northside FBC Analysis and Concept Plan

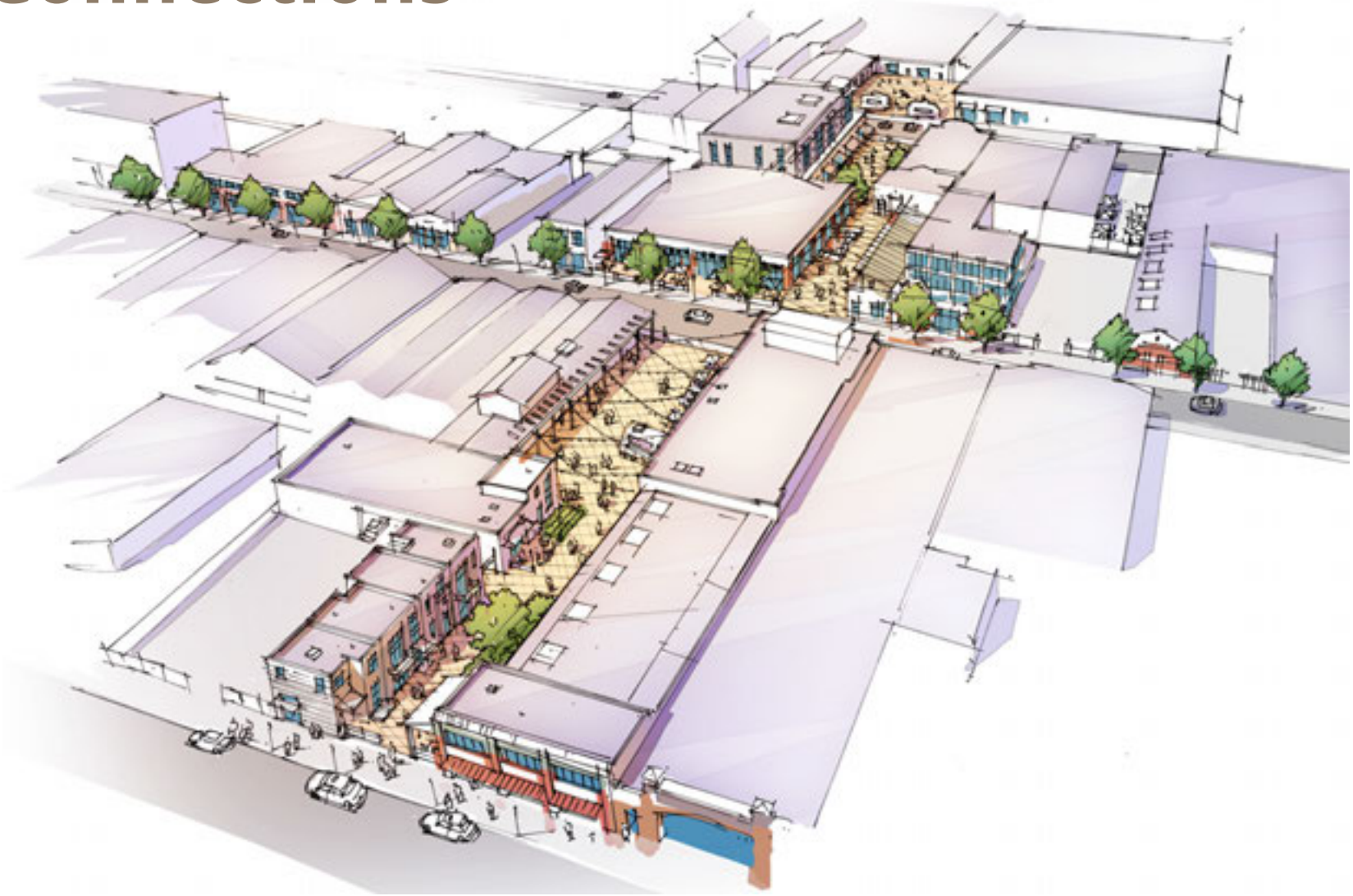


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# Filling in Missing Teeth & Creating Connections

14 February 2017



# Community Gathering Spaces

14 February 2017





# Welcoming Streets

## Livable Residential Streets

- Contributing frontages (stoops, porches, etc.)
- Slow traffic
- Street trees
- On-street parking
- Yield travel
- Curb radii



# Northside Character



Northside FBC Analysis and Concept Plan





## *Iowa City Historic Preservation Plan*

### **Iowa City Historic Preservation Commission**



### ***Iowa City Historic Preservation Handbook***

A resource for historic Iowa City

ADOPTED SEPTEMBER 7, 2010

Goosetown /Hotice Mann Conservation District & Jefferson Street Historic District maps added  
7/22/2015.

Contains guidelines for the historic review of properties in historic and conservation districts and historic landmarks; an explanation of the historic preservation process and regulations; and information about best practices for historic property owners.

# HP Plan: Brown St. Historic District



*Iowa City  
Historic Preservation Plan*

- “Changing housing trends and appeal of older houses as single-family residences” as support for neighborhood rejuvenation
- Number of rental units declining, but occupancy and maintenance issues remain a priority

# HP Plan: Dubuque St. Corridor



*Iowa City  
Historic Preservation Plan*

- Attractive entrance into Iowa City, for both its natural and human-made features
- Recent transformations: construction of multistory apartment buildings (north), University skywalk
- Proximity to University may push more redevelopment – sensitive new construction is a priority
- Reuse of buildings on Fraternity Row?



# HP Plan: Gilbert-Linn Historic District



*Iowa City  
Historic Preservation Plan*

- Contains some of city's oldest buildings
- Mixed-use residential and commercial area; includes Northside Market Place retail district
- Changing housing trends and renewed interest in older houses as single-family residences
- Continued "front-lines for redevelopment pressures," given proximity to University and Mercy Hospital

# HP Plan: Goosetown



*Iowa City  
Historic Preservation Plan*

- Strong ethnic history: neighborhood of Bohemian, Czech, and German immigrants; and working-class families
- Modest scale/design of houses
- North Market Square: churches, schools, Czecho-Slovakian fraternal hall
- Dual image of neighborhood: picturesque, and low-cost
- Some new construction diluting character

# HP Plan: Jefferson St. Historic District



*Iowa City  
Historic Preservation Plan*

- At edge of downtown and University campus
- Mix of institutional (religious and academic and residential buildings
- E. Jefferson St. serves as one-way arterial; much vehicular and pedestrian traffic
- Another continued “front-line” for redevelopment pressure

# HP Plan: Tank Town



*Iowa City  
Historic Preservation Plan*

- Hilltop blocks surrounding old municipal water tower
- Settled by Bohemian and German immigrants
- Started as scattered dwellings and farmsteads, before more substantial settlement north of Goosetown



# **Missing Middle Housing**

# What is Missing Middle Housing?



*Missing Middle is a range of multi-unit or clustered housing types **compatible in scale with single-family** homes that help meet the growing demand for walkable urban living.*





# Duplex: Side-by-Side





# Duplex: Stacked





**Carriage House**





# Fourplex





# Multiplex Small





# Townhouse





Live/Work



# Cottage Court



# Distributed throughout a Block with Single-Family Homes



## Key



Missing Middle Types  
(multi-unit)



Single Family  
Detached

# End-Grain of a Single-Family Block



## Key



Missing Middle Types  
(multi-unit)



Single Family  
Detached

# Transition from Single-Family to Higher-Density Housing



## Key



Missing Middle Types  
(multi-unit)



Single Family  
Detached

# Transition from Single-Family Housing to a Mixed-Use Corridor



## Key



Missing Middle Types  
(multi-unit)



Single Family  
Detached





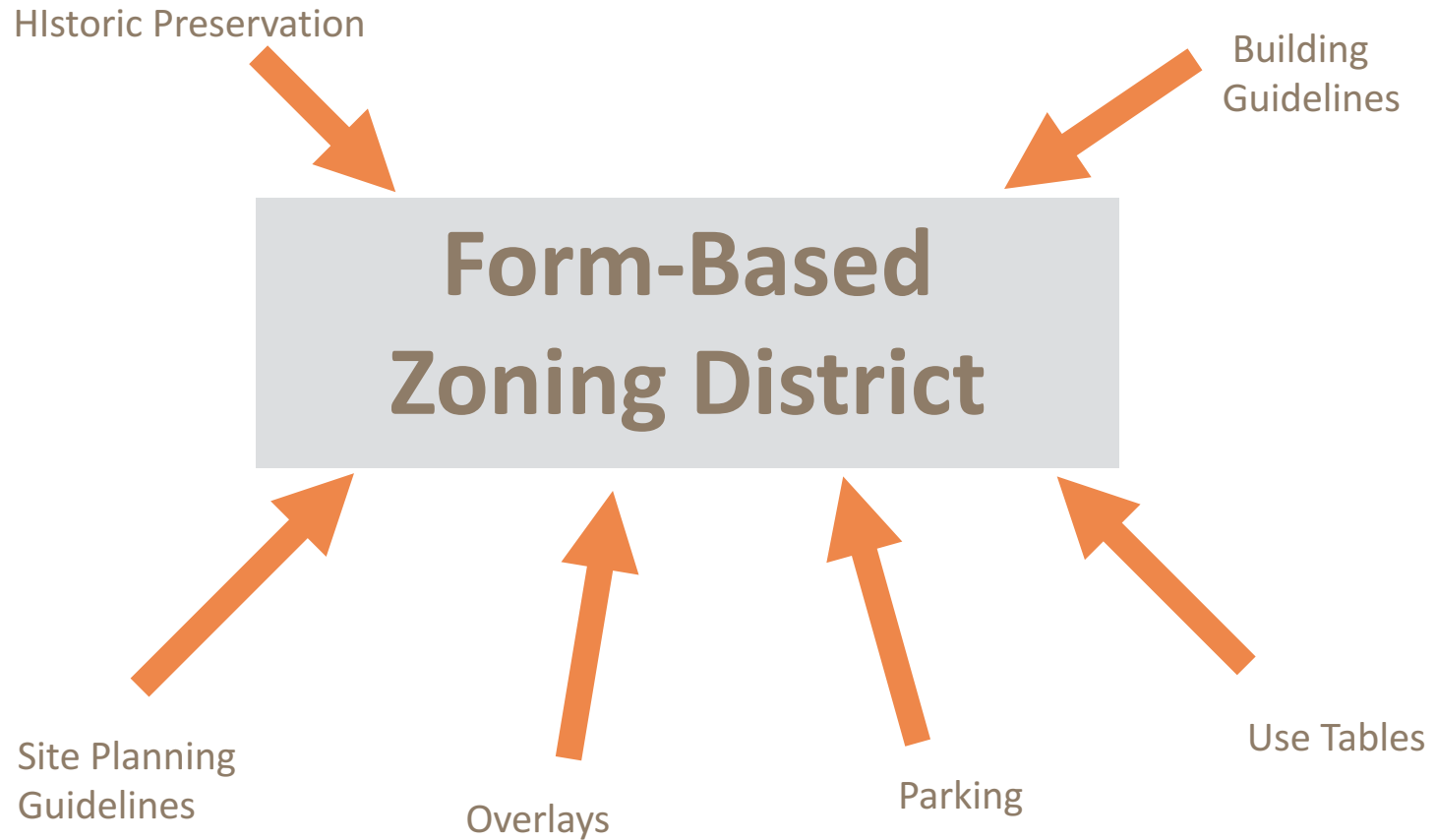
## **Form-Based Codes**

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# Euclidean Zoning is an Out-of-Date Operating System



# Many Typical Separate Components Tied Directly into Effective Form-Based Zoning District



# Operating System Based on Form: Think Simple



Small

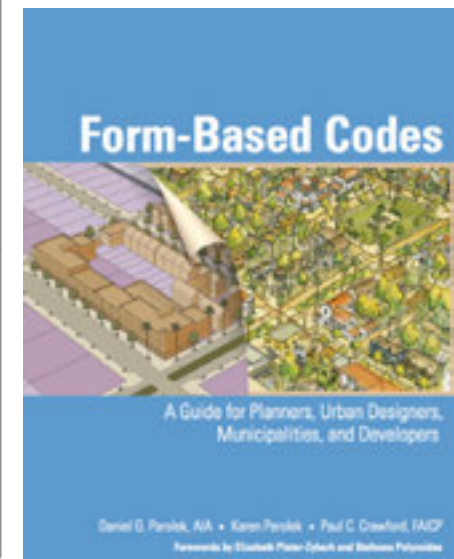
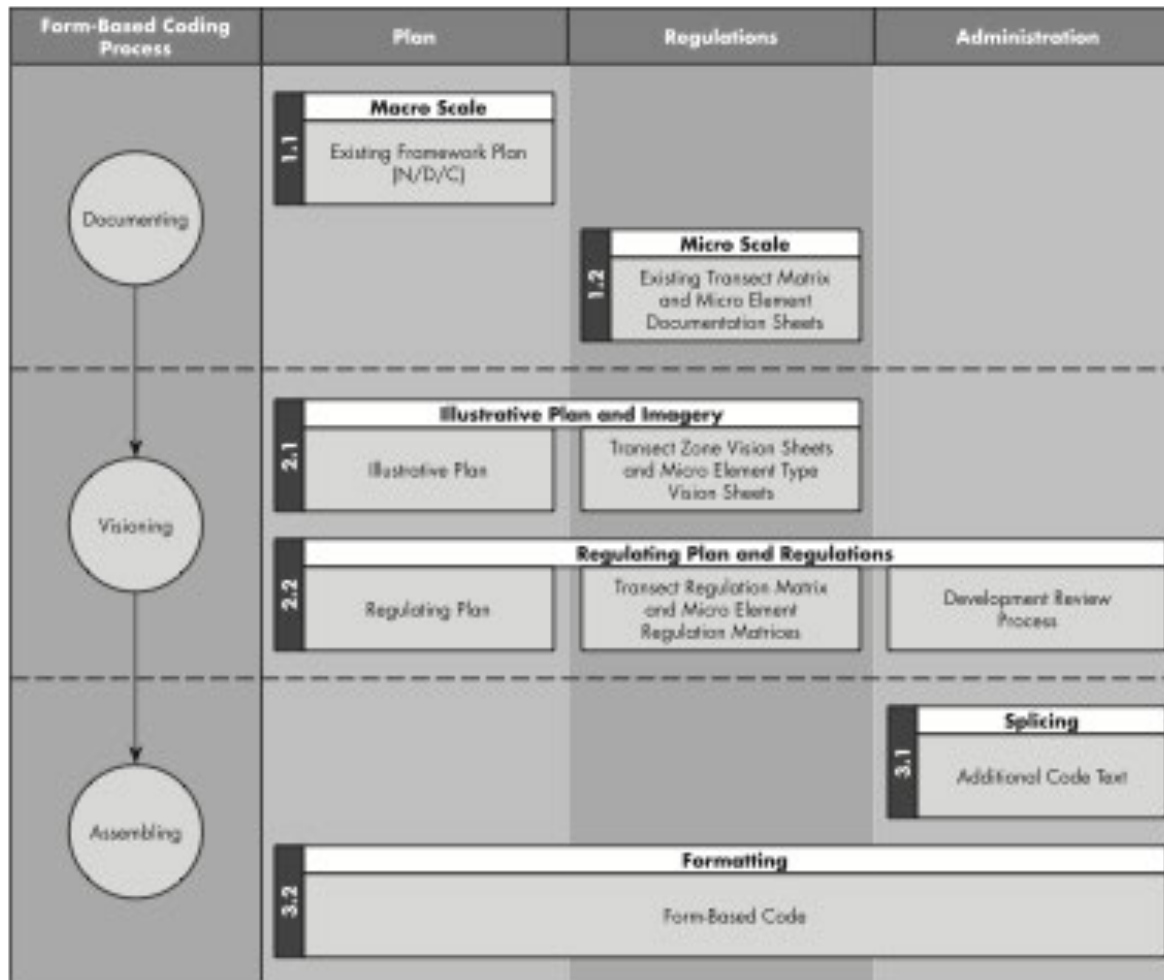
Medium

Large

Overall Scale  
Setbacks  
Size of Uses



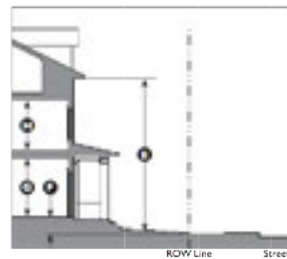
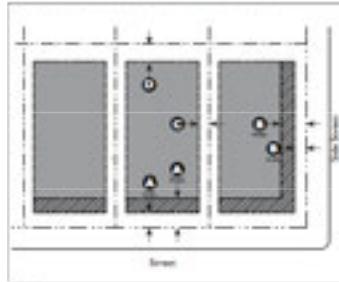
# Primarily a 3-Step Process:



# Clarity and Usability: Not Just About Adding Graphics

10-40.40.080

## T4 Neighborhood 2 (T4N.2) Standards



### Key

- ROW/Property Line
- Building Setback Line
- Building Area
- Facade Area

### D. Building Placement

#### Setback (Distance from ROW/Property Line)

Principal Building	
Front <sup>1</sup>	5' min.; 12' max.
Front facade within area	50% min.
Side Street/Civic Space	10' min.; 15' max.
Side <sup>2</sup>	3' min.
Rear	3' min.

Outbuilding	
Front	20' min.
Side	0' min.; 3' max.
Rear	3' min.

<sup>1</sup>Setback may match an existing adjacent building as follows. The building may be set to align with the facade of the frontmost immediately adjacent property, for a width no greater than that of the adjacent property's facade that encroaches into the minimum setback.

<sup>2</sup>No side setback required between townhouse and/or live/work building types.

### Miscellaneous

Upper-floor units must have a primary entrance along a street or courtyard facade.

Ground-floor residential units along a street must have individual entries.

### E. Building Form<sup>3</sup>

Principal Building	
Stories	4 Stories max.
To Eave/Parapet	40' max.
Overall	52' max.
Outbuilding	
To Eave/Parapet	2 Stories max.
Overall	18' max.
Overall	28' max.
Ground Floor Finish Level	18" min. above sidewalk
Ground Floor Ceiling	9' min. clear
Upper Floor(s) Ceiling	8' min. clear

<sup>3</sup> See Division 10-50.100 (Specific to Building Types) for additional building form regulations.

### Footprint

Depth, ground-floor residential	30' min.
space along primary street frontage	

Lot Coverage	80% max.
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### Miscellaneous

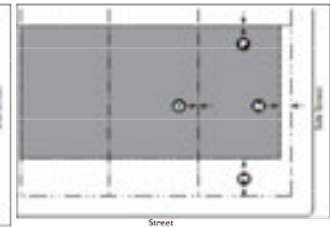
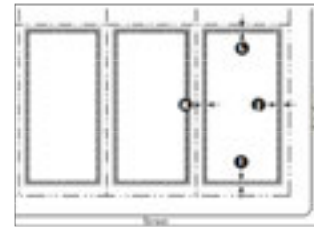
Mansard roof forms are not allowed.

10-74

Flagstaff Zoning Code

10-40.40.080

## T4 Neighborhood 2 (T4N.2) Standards



### Key

- ROW/Property Line
- Building Setback Line
- Encroachment Area

### F. Encroachments and Frontage Types

Front	5' max.
Side Street/Civic Space	5' max.
Side	3' max.
Rear	
Property Line	0' max.
Rear Lane or Alley	3' max.

Galleries may encroach in to street ROW, all other encroachments are not allowed within a street ROW.

<sup>4</sup>See Section 10-50.35 (Encroachments) for allowed encroachments.

### Allowed Private Frontage Types<sup>5</sup>

Scoop	Forecourt
Gallery <sup>6</sup>	Terrace/Lightwell <sup>6</sup>
Shopfront <sup>6</sup>	Porch

<sup>5</sup>See Division 10-50.30 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.

<sup>6</sup>Allowed only in open sub-zone(s).

### Key

- ROW/Property Line
- Parking Setback Line
- Parking Area

### G. Required Parking

Residential Uses	
Studio/1 Bedroom	1 space/unit min.
2+ Bedrooms	2 spaces/unit min.
Retail Trade, Service Uses	
≤2,000 sf	No spaces required
>2,000 sf	2 spaces/1,000 sf min. above first 2,000 sf

<sup>7</sup>Use types not listed shall meet the requirements in Table 10-50.70.040.A (Automobile Parking Spaces Required).

### Location (Setback from ROW/Property Line)

Front	
Covered/Attached	30' min.
Uncovered	Match front facade min.
Side Street/Civic Space	5' min.
Side	0' min.
Rear	0' min.

### Miscellaneous

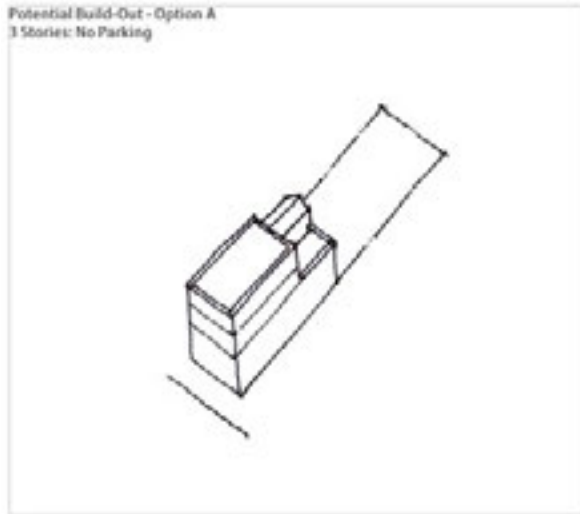
Linear feet of front or side facade that may be garage 35% max.  
See Division 10-50.70 (Parking Standards) for additional parking regulations.

Flagstaff Zoning Code

10-75

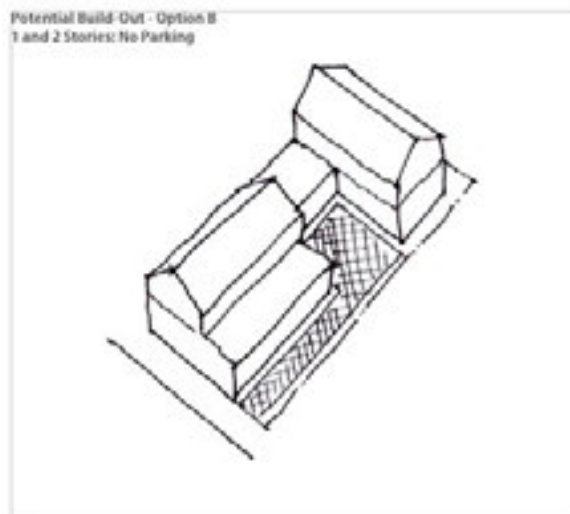
# Numbers within Tables Are Carefully Tested on Existing Lots Sizes

25' x 100'



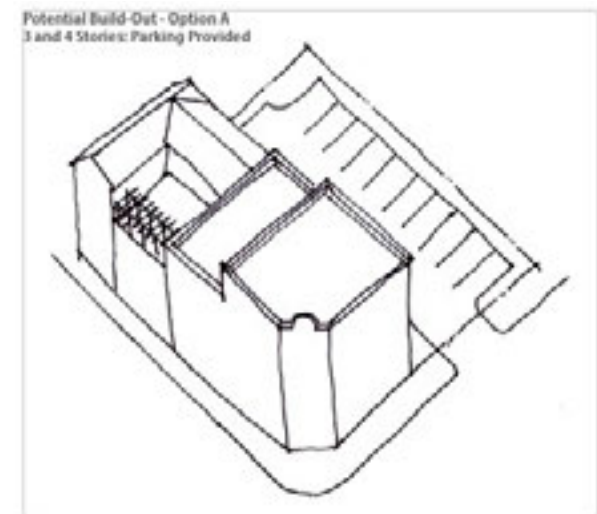
Program Summary	
<b>Use</b>	
Ground Floor Commercial	3,250 sf
Commercial Pk	0
Residential	2,000 sf
Residential Density (units/acre)	18.18
<b>Parking</b>	
On-Street Spaces	1
Off-Street Spaces	0
<b>Height</b>	
Stories	3-3

50' x 100'



Program Summary	
<b>Use</b>	
Ground Floor Commercial	3,500 sf
Commercial Pk	0
Residential	2,000 sf
Residential Density (units/acre)	18.18
<b>Parking</b>	
On-Street Spaces	2
Off-Street Spaces	0
<b>Height</b>	
Stories	1-2

100' x 100'



Program Summary	
<b>Use</b>	
Ground Floor Commercial	5,000 sf
Commercial Pk	0
Residential	10,000 sf
Residential Density (units/acre)	18.18
<b>Parking</b>	
On-Street Spaces	7
Off-Street Spaces	0
<b>Height</b>	
Stories	3-4

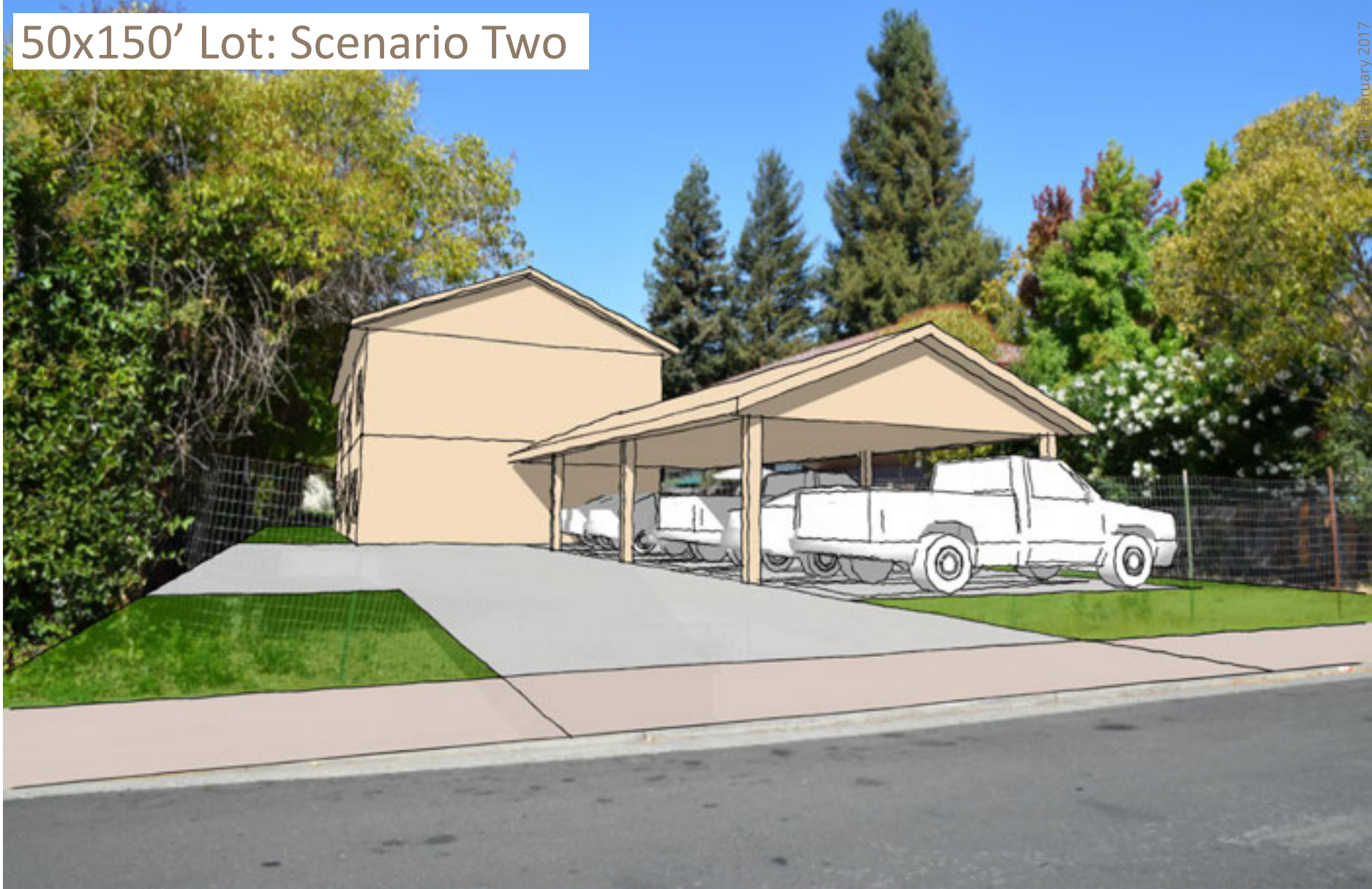








## 50x150' Lot: Scenario Two



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## 50x150' Lot: Scenario Three



- Fourplex
  - Should refined code allow 4 units with better design?
- Northside FBC Analysis and Concept Plan



# Hierarchy of Form and Scale Should be Clear

Less Urban

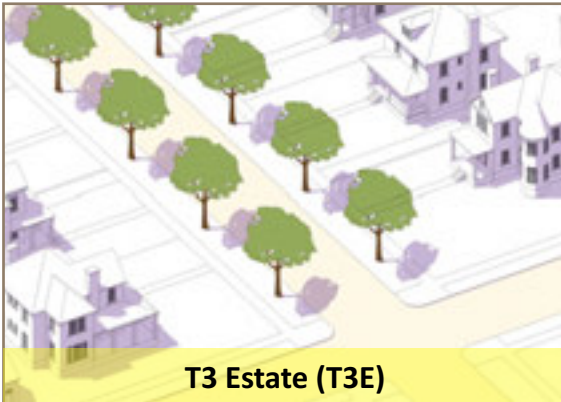
More Urban



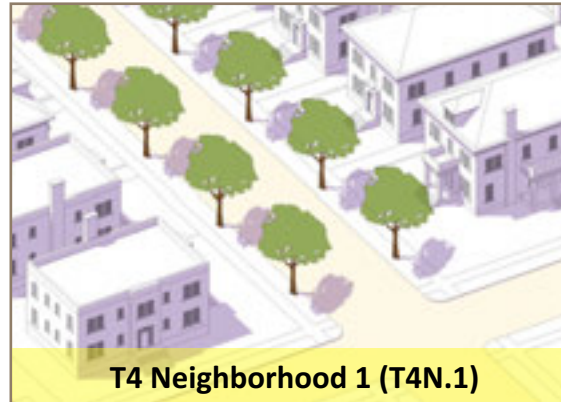
T3

T4

T5



T3 Estate (T3E)



T4 Neighborhood 1 (T4N.1)



T5 Neighborhood 1 (T5N.1)



T3 Neighborhood (T3N)



T4 Neighborhood 2 (T4N.2)



T5 Neighborhood 2 (T5N.2)

Cincinnati, OH Form-Based Zoning Districts

# Form Hierarchy Should be Obvious: Cincinnati, OH

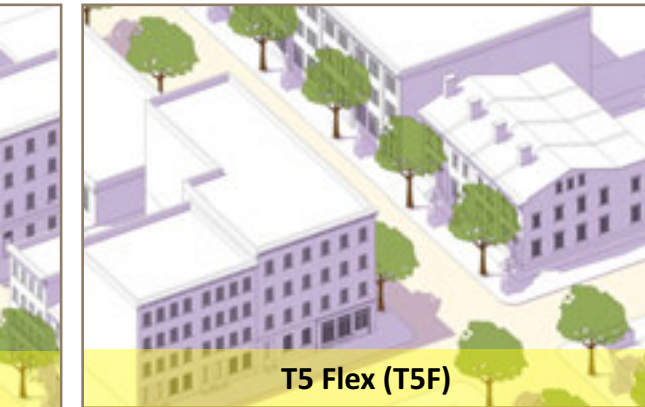
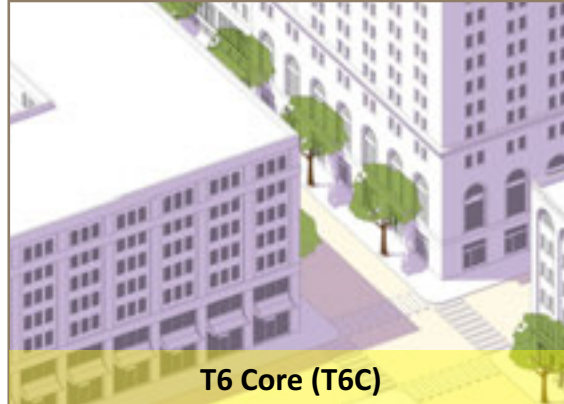
Less Urban

More Urban



**T5 (continued)**

**T6**



# Size of Use Matters as Well as Use Itself

Transect Zones

15.05.120.090

T4 Main Street (T4MS).

## T4 Main Street (T4MS)

15.05.120.090 T4 Main Street (T4MS).



### A. Intent

To provide a vibrant main-street commercial environment that serves as the focal point for the surrounding neighborhood and provides access to day-to-day amenities within walking distance

### B. Sub-Zone(s)

Attached  
Simple Wall Plane along Street  
Small-to-Large Footprint  
Buildings at ROW  
Small-to-No Side Setback  
Up to 3 Stories  
Plush Ground Floor  
Primarily with Shopfronts

### C. Sub-Zone(s)

T4 Main Street-Open (T4MS-O)  
The open sub-zone provides the same building form but allows for a more diverse mix of uses.

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

Richmond Livable Corridors

Final Draft: June 2014

.120-19

## Land Use<sup>1</sup>

T4MS

T4MS-O

### Retail

Eating or Drinking Establishment, except with any of the following features:

P

P

Tenant floor area:

>5,000 sf

MUP

MUP

>10,000 sf

CUP

–

General Retail, except with any of the following features:

P

P

Tenant floor area:

>5,000 sf

MUP

MUP

>10,000 sf

CUP

–

>25,000 sf

–

–



## T4 Neighborhood 2 (T4N.2) Standards

## I. Allowed Uses

Land Use <sup>2</sup>	Specific Use Regulations	Permit Required	
		T4N.2	T4N.2-O
Civil Support			
Fire Stations		P	P
Police Stations		P	P
Residential			
Accessory Building and Structures	10-40.60.030	P <sup>3</sup>	P <sup>3</sup>
Dorms		UP	P
Dwellings		P	P
Fraternities, Sororities	10-40.60.180	P	P
Single Resident Occupancy		-	P
Recreation, Education & Public Assembly			
Religious Institutions	10-40.60.280	P	P
Parks and Open Spaces		P	P
Public Parks and Recreation Facilities		P	P
Schools, Public and Private			
Elementary Schools		P	P
Middle Schools		P	P
High Schools		P	P
Universities and Colleges		UP	UP
Retail Trade			
Bars/Taverns		-	P
General Retail Businesses, except with any of the following features		-	P
Drive-through		-	-

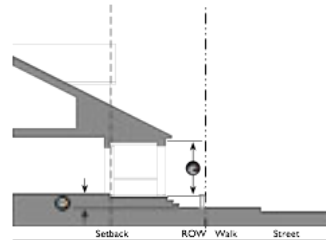
Land Use <sup>2</sup>	Specific Use Regulations	Permit Required	
		T4N.2	T4N.2-O
Services: Business, Financial & Professional			
ATM		-	P
Bank		-	P
Business Support Service		-	P
Medical Clinics		-	P
Offices		-	P
Veterinary Clinics		-	P
Services: General			
Daycare	10-40.60.150		
Home Centers		P	P
		UP	UP
Funeral Homes, Chapels, Mortuaries		-	P
Lodging			
Bed & Breakfast ≤ 5 rooms		P	P
Bed & Breakfast > 5 rooms		UP	UP
Hostel S.R.O. ≤ 15 rooms		-	P
Hotels, Motels ≤ 15 rooms		-	P
Personal Services		-	P
Urban Agriculture			
Community Gardens	10-40.60.140	P	P



# Frontage Type Standards

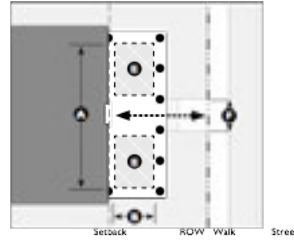
## 4.03.050

## Frontage Standards



### Key

- ROW / Property Line
- Setback Line



## 4.03.050 Porch Integral

### Description

The main facade of the building has a small setback from the property line. The resulting front yard is typically very small and may be undefined or defined by a fence or hedge to spatially maintain the edge of the street. An integral porch is part of the overall massing and roof form of a building. With an integral porch it is not possible to remove the porch without major changes to the overall roof form.

### Size

Width, clear	8' min.	1
Depth, clear	8' min.	2
Height, clear	8' min.	3
Finish level above sidewalk	18" min.	4
Furniture area, clear	4' x 8' min.	5
Path of travel	3' wide min.	6

### Miscellaneous

The porch may be one or two stories.

Integral porches may be enclosed on up to two sides and have a roof.



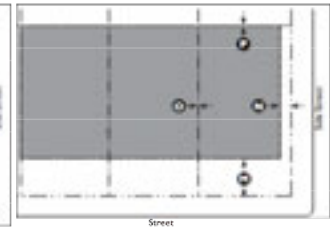
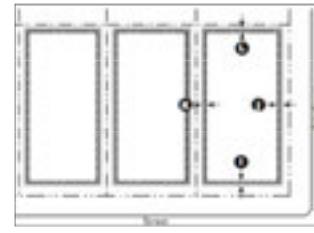
Partial-length integral porch integrated into the overall massing.



Full-length integral porch integrated into the overall massing.

## 10-40.40.080

## T4 Neighborhood 2 (T4N.2) Standards



### Key

- ROW/Property Line
- Encroachment Area
- Building Setback Line

## A. Encroachments and Frontage Types

### Encroachments<sup>1</sup>

Front	5' max.	1
Side Street/Civic Space	5' max.	2
Side	3' max.	3
Rear		4
Property Line	0' max.	
Rear Lane or Alley	3' max.	

Galleries may encroach in to street ROW, all other encroachments are not allowed within a street ROW.

<sup>1</sup>See Section 10-50.35 (Encroachments) for allowed encroachments.

## Allowed Private Frontage Types<sup>2</sup>

Scoop	Forecourt
Gallery <sup>3</sup>	Terrace/Lightwell <sup>4</sup>
Shopfront <sup>4</sup>	Porch

<sup>2</sup>See Division 10-50.30 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.

<sup>4</sup>Allowed only in open sub-zone(s).

### Key

- ROW/Property Line
- Parking Area
- Parking Setback Line

## G. Required Parking

### Spaces

Residential Uses	
Studio/I Bedroom	1 space/unit min.
2+ Bedrooms	2 spaces/unit min.
Retail Trade, Service Uses	
≤2,000 sf	No spaces required
>2,000 sf	2 spaces/1,000 sf min. above first 2,000 sf

<sup>3</sup>Use types not listed shall meet the requirements in Table 10-50.70.040.A (Automobile Parking Spaces Required).

<sup>4</sup>Location (Setback from ROW/Property Line)

Front		5
Covered/Attached	30' min.	
Uncovered	Match front facade min.	
Side Street/Civic Space	5' min.	6
Side	0' min.	7
Rear	0' min.	8

### Miscellaneous

Linear feet of front or side façade that may be garage 35% max.  
See Division 10-50.70 (Parking Standards) for additional parking regulations.

# Frontages and Streetscapes



Buildings and their lots shape the streetscape through a variety of ways or “types”



# This Transition is Very Important to Regulate!



# Building Type Standards

5.01.070

Building Types

## 5.01.070 Duplex, Stacked

General Note: the drawings and photos below are illustrative.



The entry to the right opens to a stair leading to the upper unit, which takes up the entire upper floor. The door to the left opens directly into the lower unit, which takes up the entire lower floor.

### A. Description

This Duplex building type consists of structures that contain two units, one on top of the other. This building type has the appearance of a medium to large single-family home. This type is typically integrated sparingly into single-family neighborhoods or more consistently into neighborhoods with other medium-density types such as bungalow courts, fourplexes, or courtyard apartments. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.

This is the preferred type of duplex on 50' wide lots in Livermore neighborhoods not zoned for single-family because it is capable of accommodating two units in a smaller footprint, thus maximizing compatibility in size and privacy to the rear of adjacent units.



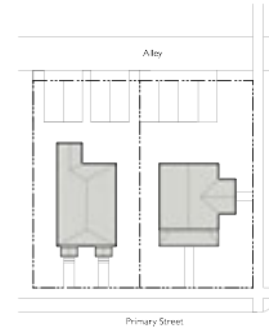
The scale of this duplex makes it compatible with adjacent single-family homes.

5-12

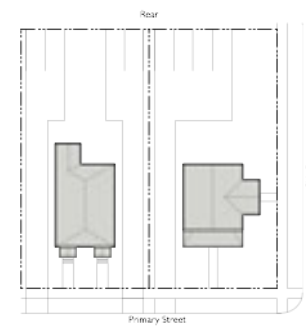
Livermore Development Code

Building Types

5.01.070



Typical Alley Loaded Plan Diagram



Typical Front Loaded Plan Diagram

### Key

--- ROW / Property Line    ■ Building Area

B. Lot	
Lot Size	
Width	50' min., 75' max.
Depth	100' min., 150' max.
C. Pedestrian Access	
Main Entrance Location	Primary street
On corner lots each unit shall front a different street.	
D. Frontages	
Allowed Frontages	
Porch	
Scoop	
E. Vehicle Access and Parking	
Parking spaces may be enclosed, covered, or open.	

F. Open Space, Usable	
Width	15'/unit min.
Depth	15'/unit min.
Open Space Area	300 sf min.
Required street setbacks and driveways shall not be included in the open space area calculation.	
G. Building Size and Placement	
Main Body	
Width	36' max.
Secondary Wing	
Width	24' max.
Detached Garage	
Width	36' max.
Depth	25' max.
H. Miscellaneous	
Both units shall have entries facing the street no more than 10' behind the front façade.	

Livermore Development Code






5-13

# Group of Building Types Calibrated for the City

## Specific to Building Types

1703-3.30

Table 1703-3.30.A: Building Types General

Building Type	Transect Zones										
 <b>Carriage House.</b> 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.	<table border="1"> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T3MS</td><td>T3NL.1</td></tr> <tr><td>T3N.2</td><td>T3P</td></tr> <tr><td>T3C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T3MS	T3NL.1	T3N.2	T3P	T3C	
T3E	T3N										
T4N.1	T4N.2										
T3MS	T3NL.1										
T3N.2	T3P										
T3C											
 <b>Detached House: Medium.</b> 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.	<table border="1"> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T3MS</td><td>T3NL.1</td></tr> <tr><td>T3N.2</td><td>T3P</td></tr> <tr><td>T3C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T3MS	T3NL.1	T3N.2	T3P	T3C	
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T4N.1	T4N.2										
T3MS	T3NL.1										
T3N.2	T3P										
T3C											
 <b>Detached House: Compact.</b> 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.	<table border="1"> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T3MS</td><td>T3NL.1</td></tr> <tr><td>T3N.2</td><td>T3P</td></tr> <tr><td>T3C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T3MS	T3NL.1	T3N.2	T3P	T3C	
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T4N.1	T4N.2										
T3MS	T3NL.1										
T3N.2	T3P										
T3C											
 <b>Cottage Court.</b> 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.	<table border="1"> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T3MS</td><td>T3NL.1</td></tr> <tr><td>T3N.2</td><td>T3P</td></tr> <tr><td>T3C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T3MS	T3NL.1	T3N.2	T3P	T3C	
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T4N.1	T4N.2										
T3MS	T3NL.1										
T3N.2	T3P										
T3C											
 <b>Duplex.</b> 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.	<table border="1"> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T3MS</td><td>T3NL.1</td></tr> <tr><td>T3N.2</td><td>T3P</td></tr> <tr><td>T3C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T3MS	T3NL.1	T3N.2	T3P	T3C	
T3E	T3N										
T4N.1	T4N.2										
T3MS	T3NL.1										
T3N.2	T3P										
T3C											

Key

 Allowed

 Not Allowed

City of Cincinnati Form-Based Code






Public Review Draft: 9/21/12

1703-3-3

1703-3.30

## Specific to Building Types

Table 1703-3.30.A: Building Types General (continued)

Building Type	Transect Zones										
 <b>Rowhouse.</b> 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. <b>Syn: Townhouse</b>	<table border="1"> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T3MS</td><td>T3NL.1</td></tr> <tr><td>T3N.2</td><td>T3P</td></tr> <tr><td>T3C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T3MS	T3NL.1	T3N.2	T3P	T3C	
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T4N.1	T4N.2										
T3MS	T3NL.1										
T3N.2	T3P										
T3C											
 <b>Multi-plex: Small.</b> 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.	<table border="1"> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T3MS</td><td>T3NL.1</td></tr> <tr><td>T3N.2</td><td>T3P</td></tr> <tr><td>T3C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T3MS	T3NL.1	T3N.2	T3P	T3C	
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T4N.1	T4N.2										
T3MS	T3NL.1										
T3N.2	T3P										
T3C											
 <b>Multi-plex: Large.</b> 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.	<table border="1"> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T3MS</td><td>T3NL.1</td></tr> <tr><td>T3N.2</td><td>T3P</td></tr> <tr><td>T3C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T3MS	T3NL.1	T3N.2	T3P	T3C	
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T4N.1	T4N.2										
T3MS	T3NL.1										
T3N.2	T3P										
T3C											
 <b>Stacked Flats.</b> 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.	<table border="1"> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T3MS</td><td>T3NL.1</td></tr> <tr><td>T3N.2</td><td>T3P</td></tr> <tr><td>T3C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T3MS	T3NL.1	T3N.2	T3P	T3C	
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T3MS	T3NL.1										
T3N.2	T3P										
T3C											
 <b>Live/Work.</b> 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.	<table border="1"> <tr><td>T3E</td><td>T3N</td></tr> <tr><td>T4N.1</td><td>T4N.2</td></tr> <tr><td>T3MS</td><td>T3NL.1</td></tr> <tr><td>T3N.2</td><td>T3P</td></tr> <tr><td>T3C</td><td></td></tr> </table>	T3E	T3N	T4N.1	T4N.2	T3MS	T3NL.1	T3N.2	T3P	T3C	
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T3N.2	T3P										
T3C											

Key

 Allowed

 Not Allowed

1703-3-4

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City of Cincinnati Form-Based Code




# A Range of Types are Allowed Within Each Zone

**Specific to Transect Zones** 1703-2.70

**T4 Neighborhood Small Footprint (T4N.2)**

1703-2.70 T4 Neighborhood Small Footprint (T4N.2)



**A. Intent**

To provide variety of urban housing choices, in small-to-medium footprint, medium-to-high density building types, which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this Zone, and support public transportation alternatives. The following are generally appropriate form elements in this Zone:

- Detached or Attached
- Narrow-to-Medium Lot Width
- Small-to-Medium Footprint
- Building at or Close to ROW
- Small to No Side Setbacks
- Up to 2½ Stories
- Elevated Ground Floor
- Primarily with Stoops and Porches

**B. Sub-Zone(s)**

T4N.2-Open Zone (T4N.2-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

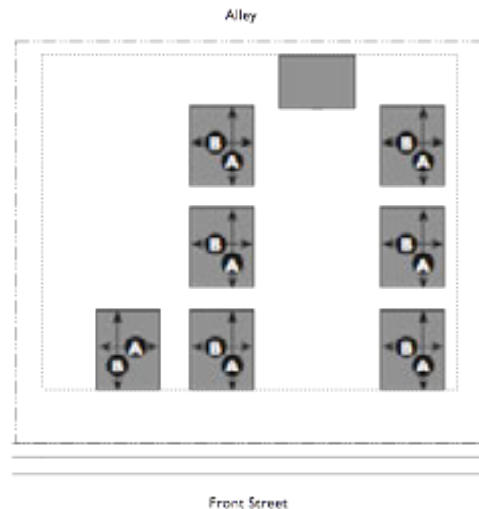
*General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.*

City of Cincinnati Form-Based Code Public Review Draft: 9/21/12 1703-2-23

## C. Allowed Building Types

Building Type	Lot		Standards
	Width <b>A</b>	Depth <b>B</b>	
Carriage House	n/a	n/a	1703-3.40
Detached House: Compact	30' min.; 50' max.	75' min.	1703-3.60
Cottage Court	75' min.; 100' max.	100' min.	1703-3.70
Duplex	40' min.; 75' max.	100' min.	1703-3.80
Rowhouse	18' min.; 35' max.	80' min.	1703-3.90
Multi-Plex: Small	50' min.; 100' max.	100' min.	1703-3.100
Live/Work	18' min.; 35' max.	80' min.	1703-3.130

# Each Type Has Supplemental Form Standards



## Key

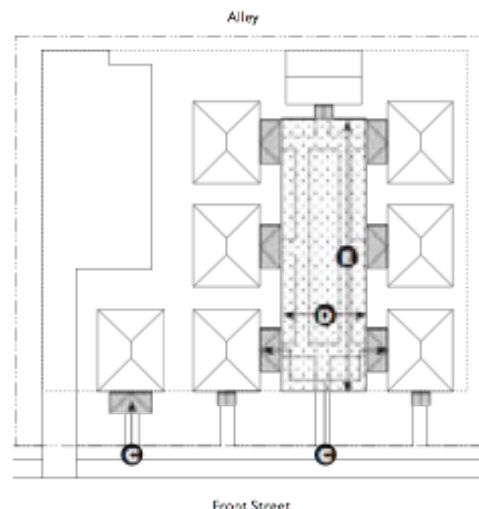
- ROW / Lot Line
- ..... Setback Line
- Building

### B. Number of Units

Units per Building	1 max.
Cottage Buildings per Lot	3 min.; 9 max.

### C. Building Size and Massing

Height	
Height	1½ stories max.
Main Body	
Width	32' max. <span style="float: right;">A</span>
Depth	24' max. <span style="float: right;">B</span>
Secondary Wing(s)	
Width	24' max.
Depth	12' max.



## Key

- ROW / Lot Line
- ..... Setback Line
- Frontage
- Private Open Space

### D. Allowed Frontage Types

Porch: Projecting	1703-4.50
Scoop	1703-4.70

### E. Pedestrian Access

Main Entrance Location	Front Street	C
------------------------	--------------	---

### F. Common Open Space

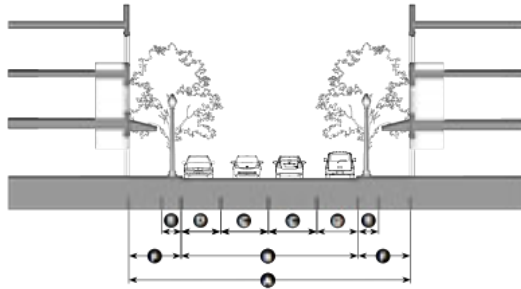
Width	20' min.	(
Depth	20' min.	(
Area	400 sf per unit min.	

Required street setbacks and driveways shall not be included in the private open space area calculation.

# Thoroughfare Standards

## Thoroughfare Types

7.01.060



7.01.060 Neighbourhood Main Street	
Application	
Movement Type	Slow
Anticipated Design Speed	20 mph
Pedestrian Crossing	Bulb-outs encouraged to decrease pedestrian crossing time.
Transect Zones	T4MS T4MS-O
Overall Widths	
Right-of-Way (ROW)	60'
Face-of-Curb to Face-of-Curb	36'
Lanes	
Traffic Lanes	2 @ 10' (2-way travel)
Bicycle Lanes	None
Parking Lanes	2 @ 8' parallel
Medians	None

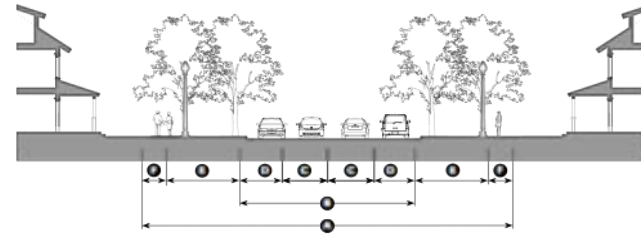
Edges	
Drainage Collection Type	Curb and gutter
Planter Type	4' x 4' tree grate, min.
Lighting Type	Low, pedestrian oriented lighting
Walkway Type	12' sidewalk.
Where gallery frontage is used, street trees are not required or allowed.	
Intersection	
Curb Radius	15' max. (bulb-outs recommended)
Distance Between Intersections	400' max.
Place/Plan Requirements	
Transformations to existing streets shall match the designations set forth in the General Plan.	

Livermore Development Code

7-7

7.01.110

## Thoroughfare Types



7.01.110 Retainable 18' Wide Planter Strip	
Application	
Movement Type	Slow
Anticipated Design Speed	20 mph
Pedestrian Crossing	Bulb-outs encouraged to decrease pedestrian crossing time.
Transect Zones	T4 N-O T4 N T3 N
Overall Widths	
Right-of-Way (ROW)	80'
Face-of-Curb to Face-of-Curb	36'
Lanes	
Traffic Lanes	2 @ 10' (2-way travel)
Bicycle Lanes	None
Parking Lanes	2 @ 8' parallel
Medians	None

Edges	
Drainage Collection Type	Curb and gutter
Planter Type	17' continuous
Landscape Type	Medium trees @ 35' on center average
Lighting Type	Low, pedestrian oriented lighting
Walkway Type	5' sidewalk
Intersection	
Curb Radius	15' max. (bulb-outs recommended)
Distance Between Intersections	600' max.
Place/Plan Requirements	
Transformations to existing streets shall match the designations set forth in the General Plan.	

7-12

Livermore Development Code

• Countywide

• Close Up





# Map Exercise

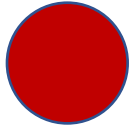
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**Strengths, Weaknesses and Opportunities**

# Maps Exercise



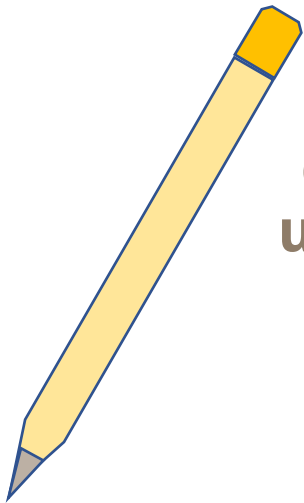
**Strengths**



**Weaknesses**



**Opportunities**



**Add notes,  
circle areas and  
draw on maps tell  
us what you see as  
the future for the  
Northside  
Neighborhoods**





# **Presentation of Maps**





## **Next Steps**

---

# Next Steps

- **Input provided on each trip will be used to inform recommendations on how to address issues identified in the Northside.**
- **Consultant team will begin to review development regulations.**

# Detached Single-Family

Detached structure, consisting of one unit.



1

6

7

11



# Duplex

A small- to medium-sized structure consisting of two attached units.



3

5

9

10

12

14

17

18

21

# Triplex & Fourplex

A medium structure that consists of 3-4 Side-by-side and/or stacked units with entries along the front.



15

16

19

# Bungalow/Cottage Court

A series of small footprint detached structures (cottages), each containing a single unit. The cottages are arranged to define a shared courtyard.





# Townhouse

A medium footprint building composed of small footprint structures attached in a series with individual entries along the front.



# Multiplex

A medium to large structure that consists of multiple side-by-side and/or stacked units, typically with one shared entry along the front.



2

4

8

# Multiplex

A medium to large structure that consists of multiple side-by-side and/or stacked units, typically with one shared entry along the front.



2

4

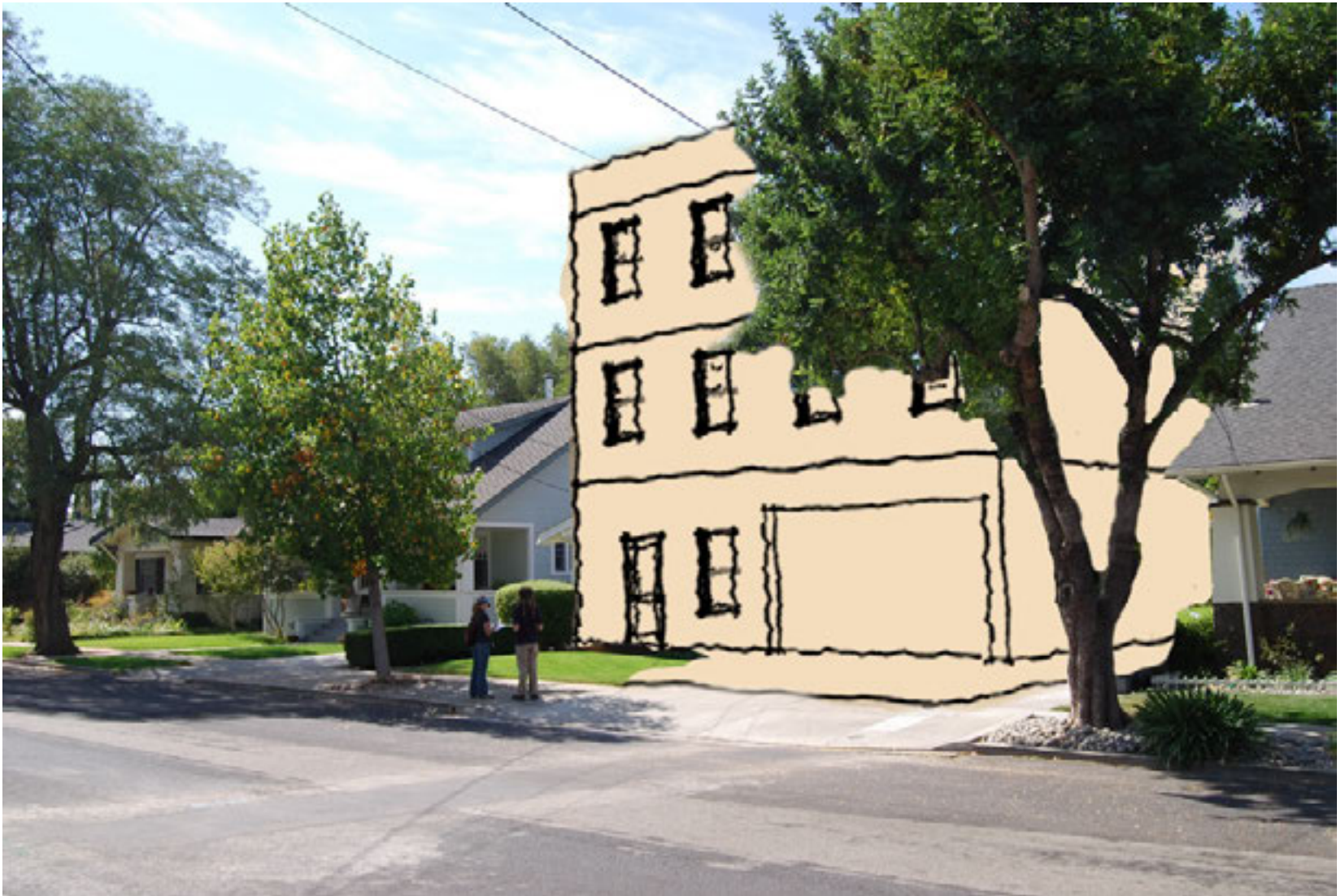
8



# RL-5-0: Existing Condition



# RL-5-0: Allowed by Current Zoning





# T3-N: Allowed by Form-Based Code



# Vibrant Public Realm

