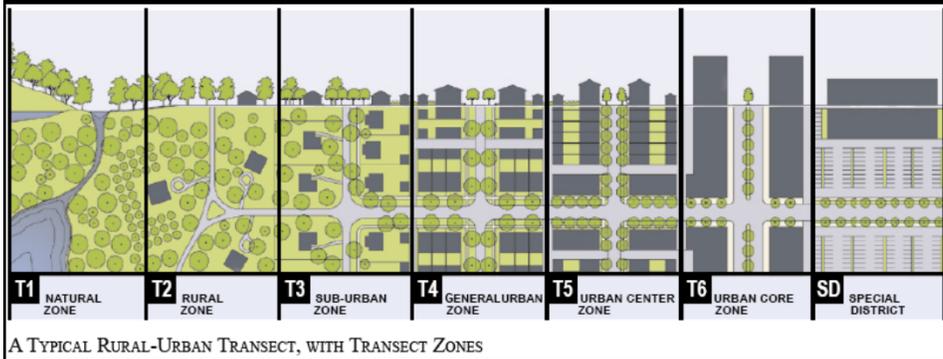


A Tutorial on Transect Zones and Form-based Codes

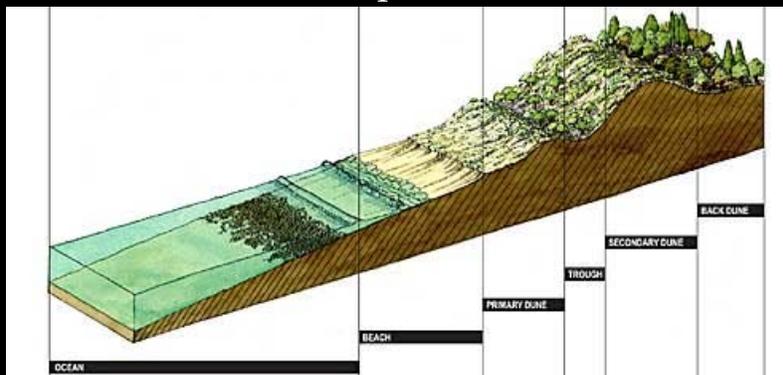
Flagstaff City Council

First created June 2009; Updated February 2016



What is a Transect?

A transect is a cut or path through part of the environment showing a range of different habitats. Biologists and ecologists use transects to study the many symbiotic elements that contribute to habitats where certain plants and animals thrive.



An Overview of the Transect

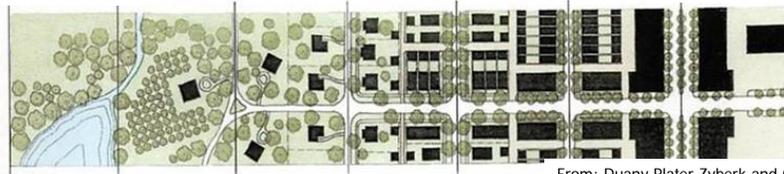
A Rural/Urban Transect

CHARACTER



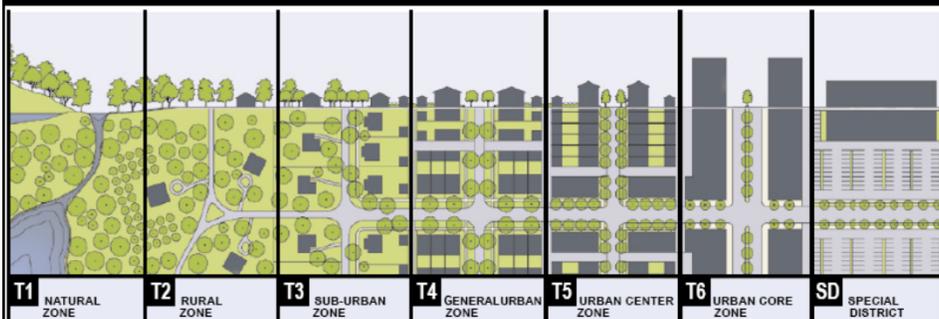
Most Rural

Most Urban



From: Duany Plater-Zyberk and Co.

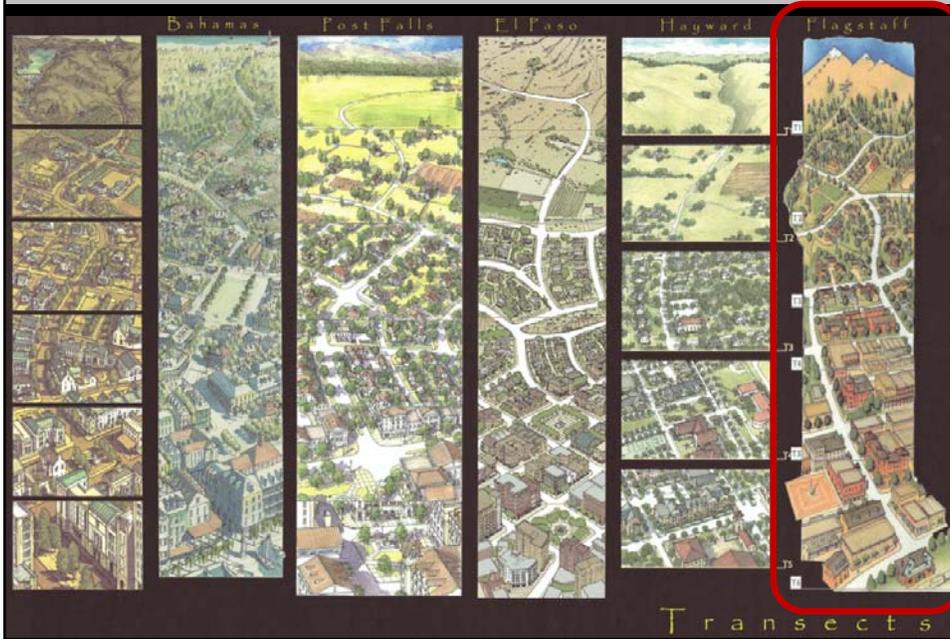
What is a Transect?



A TYPICAL RURAL-URBAN TRANSECT, WITH TRANSECT ZONES

Useful as an organizing tool or template within a Code

Transects Vary from Place to Place

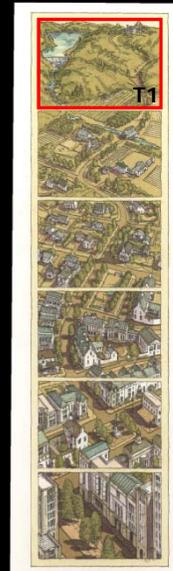


An Overview of the Transect

T1



Land approximating a wilderness; natural open space
COCONINO NATIONAL FOREST LANDS



An Overview of the Transect

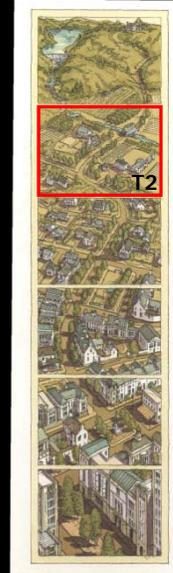
T2



T2

Sparsely settled land – open or cultivated; farm houses, agric. buildings, mini-ranches

West Ridge subdivision



An Overview of the Transect

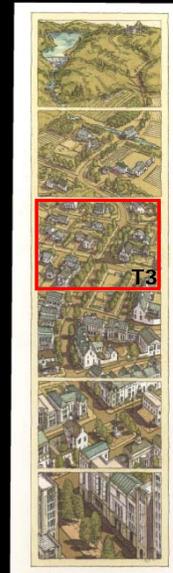
T3



T3

Low density residential areas adjacent to higher zones with mixed use. Walkable. Home occupations allowed.

FLAGSTAFF TOWNSITE, NORTH OF DOWNTOWN



An Overview of the Transect

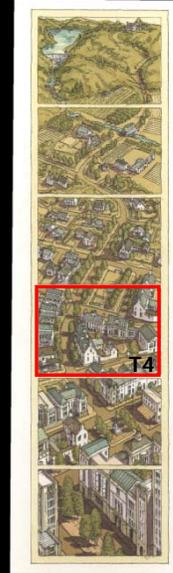
T4

Townhouses: Responding to Shifting Demographics



Primarily residential urban fabric with some mixed use.
Wide range of building types – single-, row houses,
apartment buildings

PARTS OF SOUTHSIDE AND SUNNYSIDE



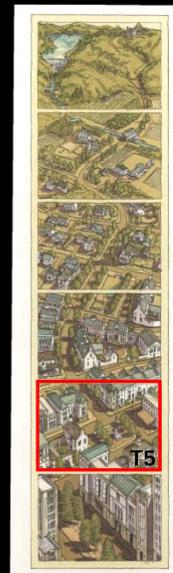
An Overview of the Transect

T5



Higher density mixed-use buildings – Main Street retail,
apartments; tight network of streets and blocks with
wide sidewalks; buildings close to sidewalks

S. SAN FRANCISCO/BEAVER STR.



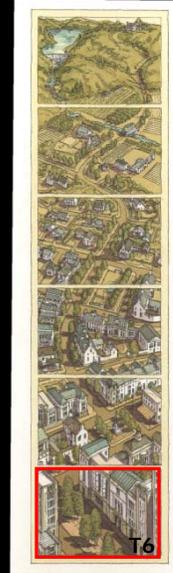
An Overview of the Transect

T6

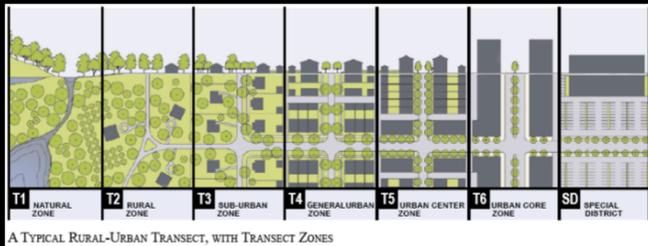


Highest density and height, greatest variety of uses, civic buildings of regional importance. Tight block system with street trees, wide sidewalks.

DOWNTOWN FLAGSTAFF



An Overview of the Transect



and should
A transect can be applied to almost everything

Lighting standards

Building form

Parking standards

Street standards

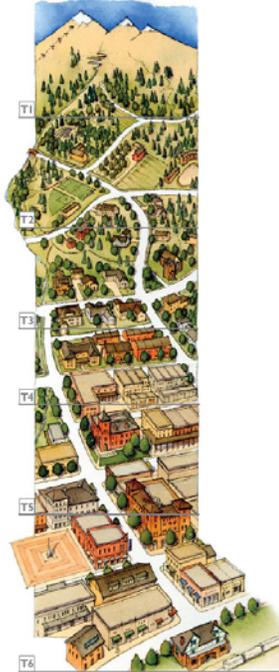
Landscape standards

Civic/open space standards

**Reminder: – Transects are based on
CHARACTER, not *USE***

The Flagstaff Transect

Division 10-40.40 Transect Zones



Sections:

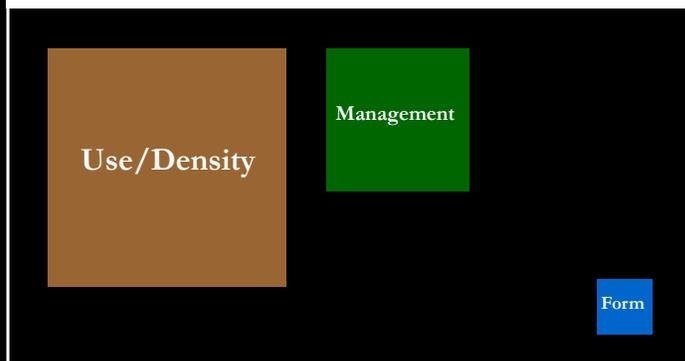
10-40.40.010	Purpose
10-40.40.020	Applicability
10-40.40.030	T1 Natural (T1) Standards
10-40.40.040	T2 Rural (T2) Standards
10-40.40.050	T3 Neighborhood 1 (T3N.1) Standards
10-40.40.060	T3 Neighborhood 2 (T3N.2) Standards
10-40.40.070	T4 Neighborhood 1 (T4N.1) Standards
10-40.40.080	T4 Neighborhood 2 (T4N.2) Standards
10-40.40.090	T5 Main Street (T5) Standards
10-40.40.100	T6 Downtown (T6) Standards
10-40.40.110	Traditional Neighborhood District (TND) Standards

10-40.40.010 Purpose

This Division provides regulatory standards governing land use, building form, and development within transect zones. The standards in this Division are a reflection of the community's vision for implementing the intent of the General Plan to preserve natural areas, such as the Coconino National Forest, to create walkable, mixed-use neighborhoods, and to reinforce downtown. The transect zones have been created in relation to the context and setting of each area, focusing on physical form rather than separation of uses as an organizing principle. Where parcels have both non-transect and transect zones applied, the transect zones are optional, and are provided as alternatives to the underlying non-transect zones described in the previous Division. They are intended to ensure that proposed development is compatible with existing and future development and produces an environment of desirable character, consistent with the General Plan.

Conventional vs. Form-based Codes

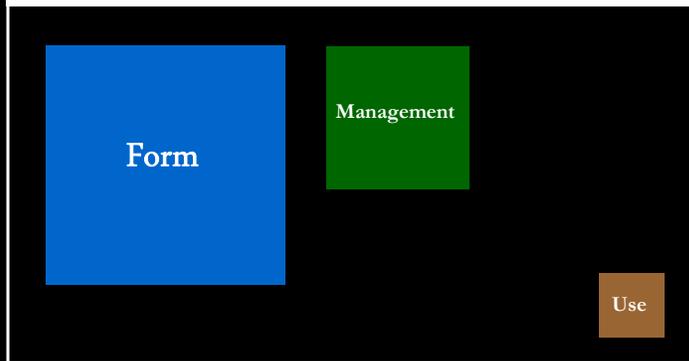
Conventional Zoning (Euclidean)



Conventional zoning regulates primarily by **LAND USE, DENSITY & FAR, SETBACKS, and PARKING**. It assumes that there should be an “appropriate” distance between almost all different use types. **Form (the little box) is minimally addressed.**

Conventional vs. Form-based Codes

Form-Based Codes



FORM-BASED CODES focus on the design details that will FORM the type of community that is envisioned. Therefore the land uses and densities become subject to the FORM of the desired outcome.

What is a Form-based Code?

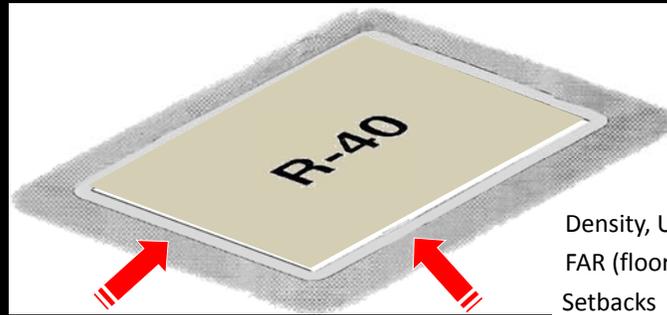
Form-based codes foster **predictable built results** and a high-quality public realm by using **physical form** (rather than separation of uses) as the organizing principle for the code. They are **regulations**, not mere guidelines, adopted into city or county law. Form-based codes offer a powerful **alternative** to conventional zoning.

Form-based codes address the **relationship** between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a **regulating plan** that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types.

Definition from the Form Based Code Institute

A One-block Parcel

Let's visualize under conventional zoning



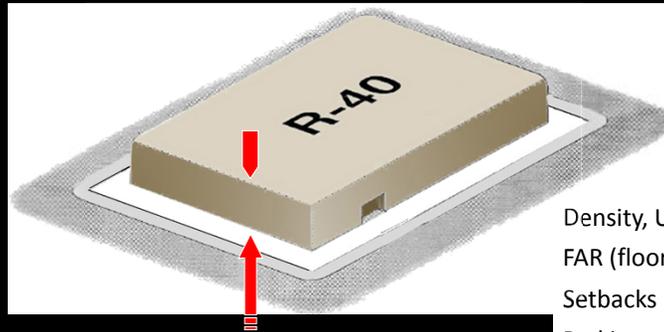
Density, Use
FAR (floor area ratio)
Setbacks

A One-block Parcel



Density, Use
FAR (floor area ratio)
Setbacks
Parking requirements

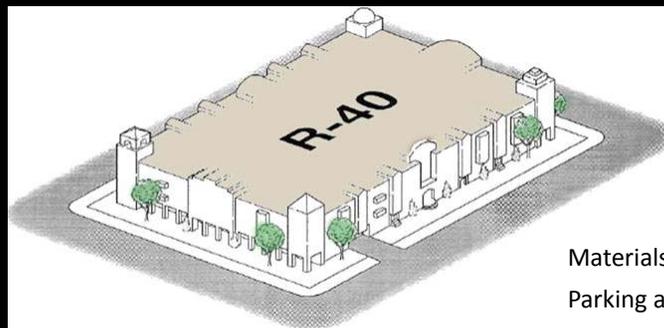
A One-block Parcel



Density, Use
FAR (floor area ratio)
Setbacks
Parking requirements
Max. building height

A One-block Parcel - Design Guidelines

Design Guidelines typically are NOT regulatory, and only “encourage” a focus on better design

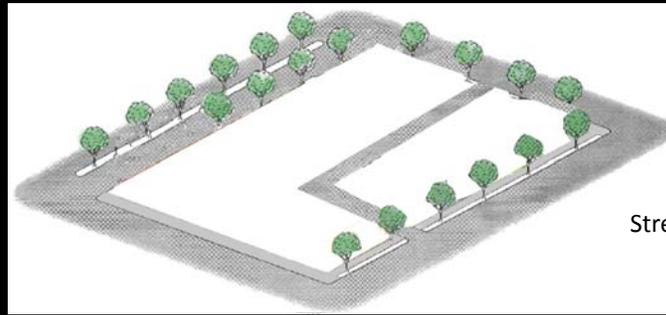


Materials and colors
Parking area design
Max. building height

*“ Guidelines are about upholstering a place – they do not dig deep enough to affect the structure of a community...”
(Peter Katz)*

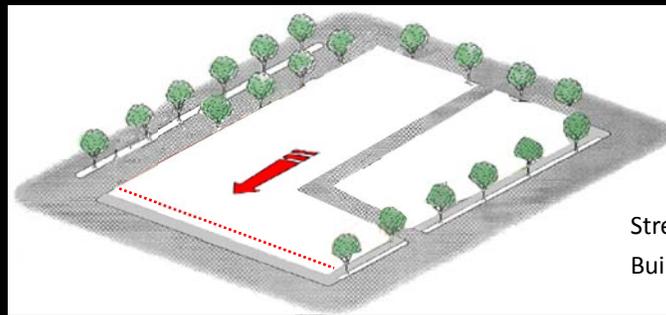
Specifies frequency of openings and surface articulation

A One-block Parcel – Form-based Code



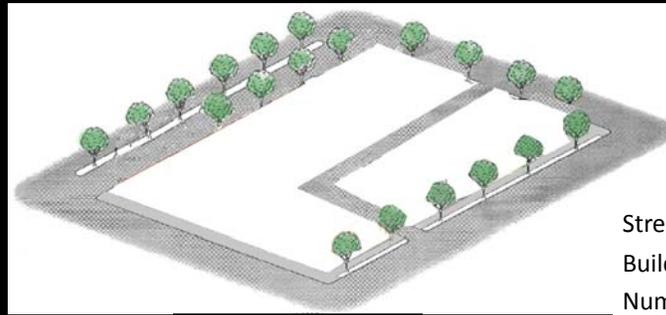
Street types

A One-block Parcel – Form-based Code

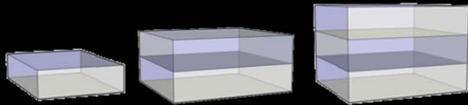


Street types
Build to lines

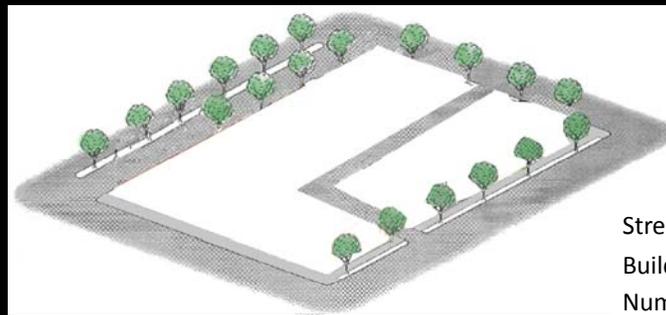
A One-block Parcel – Form-based Code



Street types
Build to lines
Number of floors



A One-block Parcel – Form-based Code



Street types
Build to lines
Number of floors
Building types



A One-block Parcel – Form-based Code



Street types
Build to lines
Number of floors
Building types

Form-based Code Application

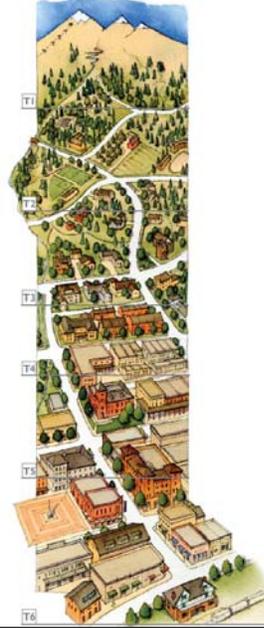
- Regulatory not advisory
- Drafted to implement a plan
- Achieve a community vision – based on good urbanism
- Building form and mass standards are consciously based on context - place-based rules
- Easily understood code customized for the community
- May be applied using the Transect



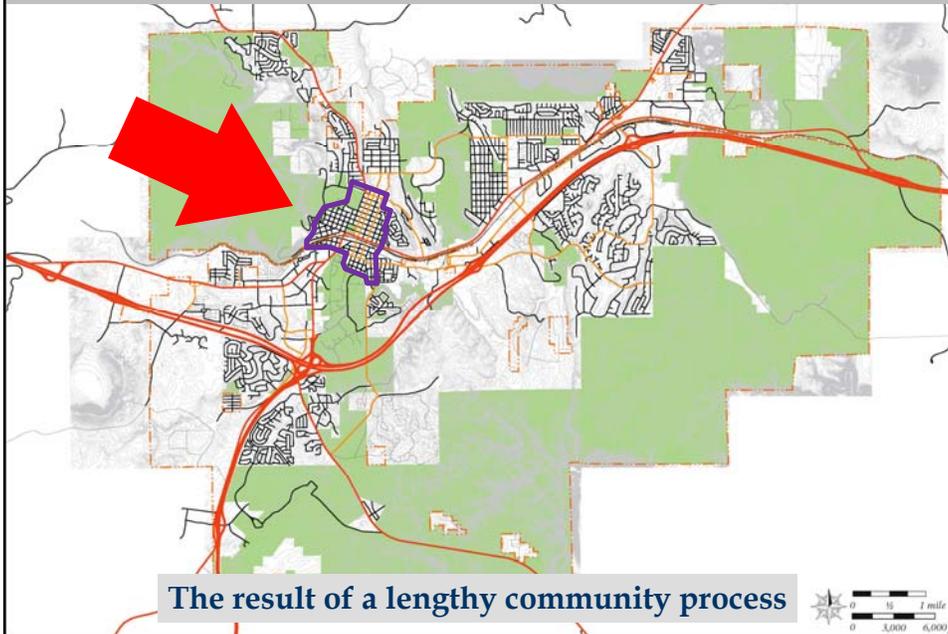
The Flagstaff Transect & FBC

- Critical component of the 2011 ZC update
- 2007 TND ordinance was an FBC
- Implemented the community's vision:
 - 1987 – Growth Management Guide 2000
 - 1995 - Flagstaff 2020 Vision for the Community
 - Flagstaff RLUTP 2001
 - Flagstaff Regional Plan 2030

Challenge - where to apply Flagstaff's Form-based Code?



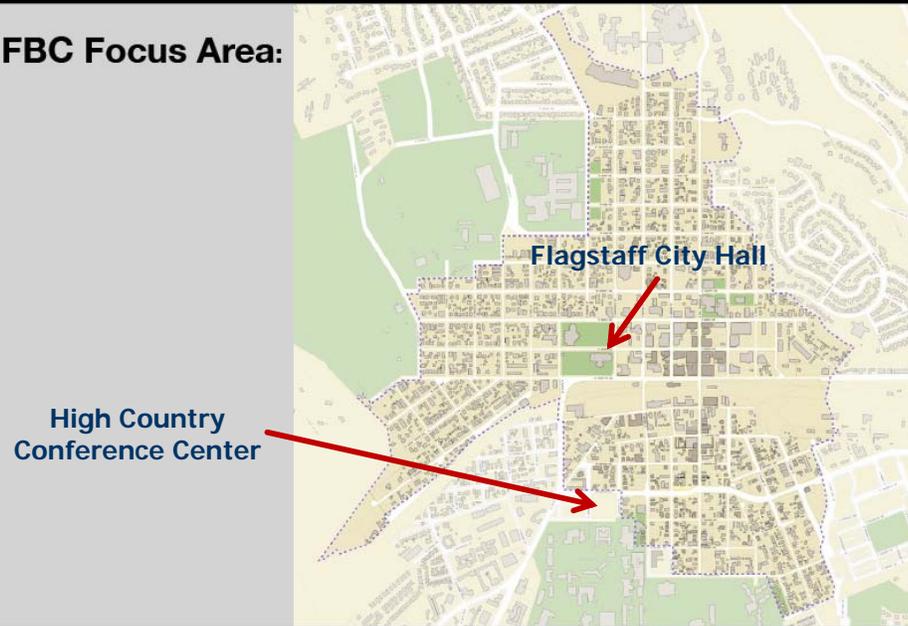
Form-based Code Study Area



The result of a lengthy community process

Form-based Code Study Area

FBC Focus Area:



**Understanding existing form and character to
inform the Form-based Code**

Micro-scale analysis – July 7th

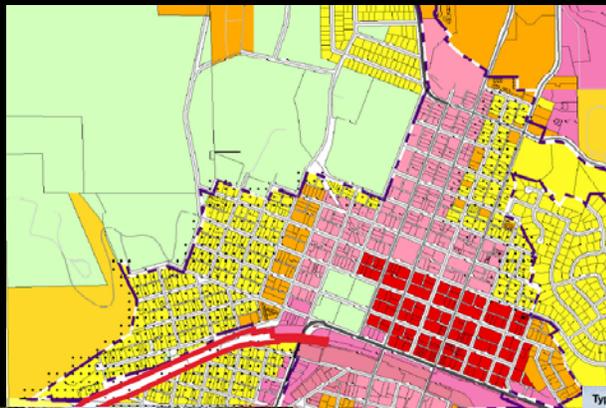


Micro-scale analysis – July 7th

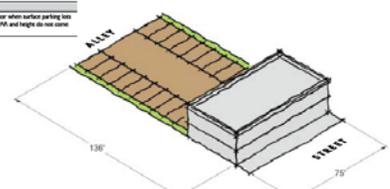
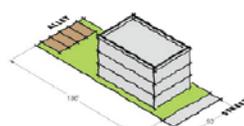
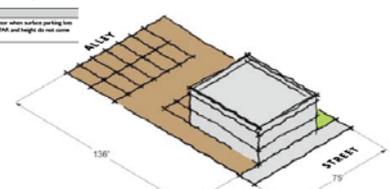
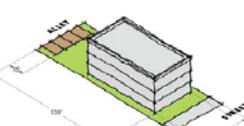
T-8: W. Birch Ave. between N. Park St. and N. Sitgreaves St.
 Flagstaff, Arizona
 August 10, 2009

Understanding existing zoning and what it allows

What the Existing Zoning Allows



What the Zoning Code allows

<p>CC: Min. Lot Width-75' x 136'-Surface Parking</p> <p>Commercial Zones C-1-E, C-2-E, C-3-E, C-4-E Medium Lot Surface Parking Description: General office building on a medium lot (75' x 136') with non-residential neighbors. Parking accessed off an alley. Building Factor: Parking in the building footer when surface parking lots are used. The maximum FIM and height do not come into play.</p> 	<p>MR: 50' x 136'-Surface Parking</p> <p>Residential Zone MR-1-E Small Lot Surface Parking Description: A residential building with one unit on a small lot (50' x 136'). Parking accessed off an alley. Building Factor: Minimum lot size and parking lot coverage and height standards limit the amount of development, when units have 2 car spaces. Care study shows that under the maximum FIM for coverage.</p> 
<p>CC: Min. Lot Size-75' x 136'-Surface Parking</p> <p>Commercial Zones C-1-E, C-2-E, C-3-E, C-4-E Medium Lot Surface Parking Description: General office building on a medium lot (75' x 136') with non-residential neighbors. Parking accessed from street and alley. Building Factor: Parking in the building footer when surface parking lots are used. The maximum FIM and height do not come into play.</p> 	<p>MR: Small Lot-Surface Parking</p> <p>Residential Zone MR-1-E Small Lot Surface Parking Description: A residential building with one unit on a small lot (50' x 136'). Parking accessed off an alley. Building Factor: Minimum lot size and parking lot coverage and height standards limit the amount of development, when units have 2 car spaces. Care study shows the maximum FIM for coverage. The height limit of 40' is not met, since that is possible that a taller building could be built.</p> 

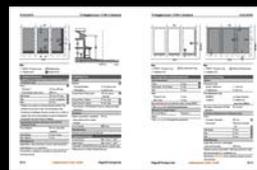
Design Charrette

Remarkable community participation – 420+

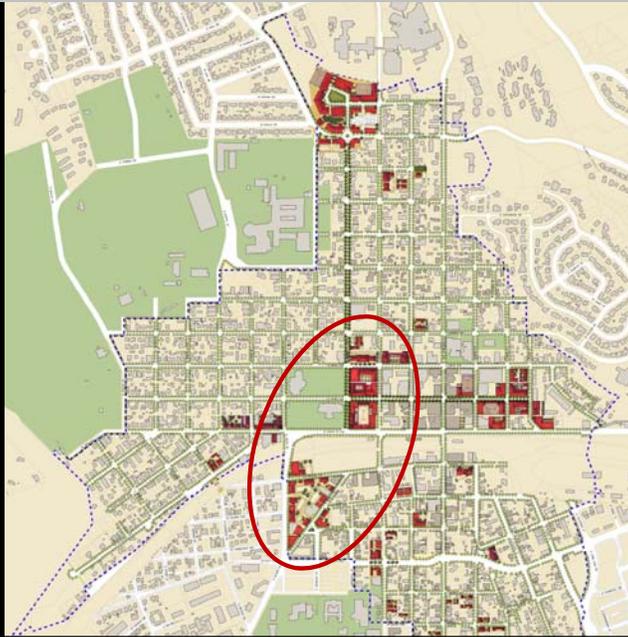
- Design Charrette – October 5-9th
- Summary Report

www.flagstaff.az.gov/zoningcode

Over 400 People Attended!



Illustrative Plan



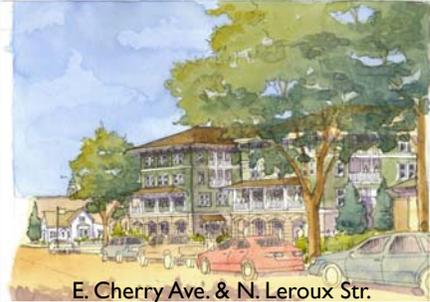
Illustrative Plan



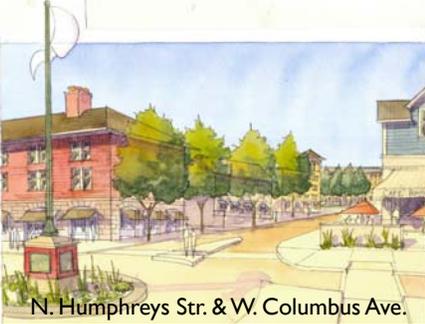
Illustrative Plan – Localized Studies



W. Birch Ave. & N. Leroux Str.



E. Cherry Ave. & N. Leroux Str.



N. Humphreys Str. & W. Columbus Ave.



S. San Francisco Str. & E. Cottage Ave.

Guiding Principles

Summary: Guiding Principles for FBC

- Reinforce Downtown as the **Heart of Town**
- **Reduce the Spread of Commercial Uses** in Neighborhoods
- Provide a Mix of **Neighborhood-Serving Amenities**
- Reinforce the **Gateways** into Flagstaff
- Provide an Appropriate **Transition from Downtown Core**
- Enable **Southside to Evolve**
- Reinforce the **Single-Family Character** of RM-L-E (T3)
- Create **Livable Streets**
- Utilize the **Rural-to-Urban Transect & Community Types**
- Support **Local Retail and Restaurants**
- Integrate **Alternative Energy Strategies**
- Integrate **Stormwater Management Strategies**

Transect Zones – Would be Optional

Division 10-40.40 Transect Zones



Sections:

- 10-40.40.010 Purpose
- 10-40.40.020 Applicability
- 10-40.40.030 T1 Natural (T1) Standards
- 10-40.40.040 T2 Rural (T2) Standards
- 10-40.40.050 T3 Neighborhood 1 (T3N.1) Standards
- 10-40.40.060 T3 Neighborhood 2 (T3N.2) Standards
- 10-40.40.070 T4 Neighborhood 1 (T4N.1) Standards
- 10-40.40.080 T4 Neighborhood 2 (T4N.2) Standards
- 10-40.40.090 T5 Main Street (T5) Standards
- 10-40.40.100 T6 Downtown (T6) Standards
- 10-40.40.110 Traditional Neighborhood District (TND) Standards

10-40.40.010 Purpose

This Division provides regulatory standards governing land use, building forms, and development within transect zones. The standards in this Division are a reflection of the community's vision for implementing the intent of the General Plan to preserve natural areas, such as the Coconino National Forest, to create walkable, mixed-use neighborhoods, and to revitalize downtown. The transect zones have been created in relation to the context and setting of each area, focusing on physical form rather than separation of uses as an organizing principle. Where parcels have both non-transect and transect zones applied, the transect zones are optional, and are provided as alternatives to the underlying non-transect zones described in the previous Division. They are intended to ensure that proposed development is compatible with existing and future development and produces an environment of desirable character, consistent with the General Plan.

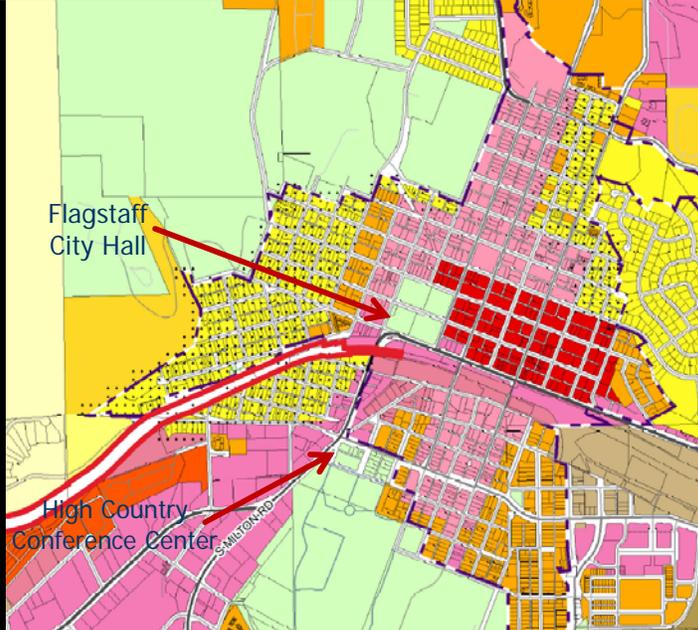
Flagstaff Zoning Code 40.40.1

Sections:

- 10-40.40.010 Purpose
- 10-40.40.020 Applicability
- 10-40.40.030 T1 Natural (T1) Standards
- 10-40.40.040 T2 Rural (T2) Standards
- 10-40.40.050 T3 Neighborhood 1 (T3N.1) Standards
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- 10-40.40.100 T6 Downtown (T6) Standards
- 10-40.40.110 Traditional Neighborhood District (TND) Standards



Base Zoning ... OR ...



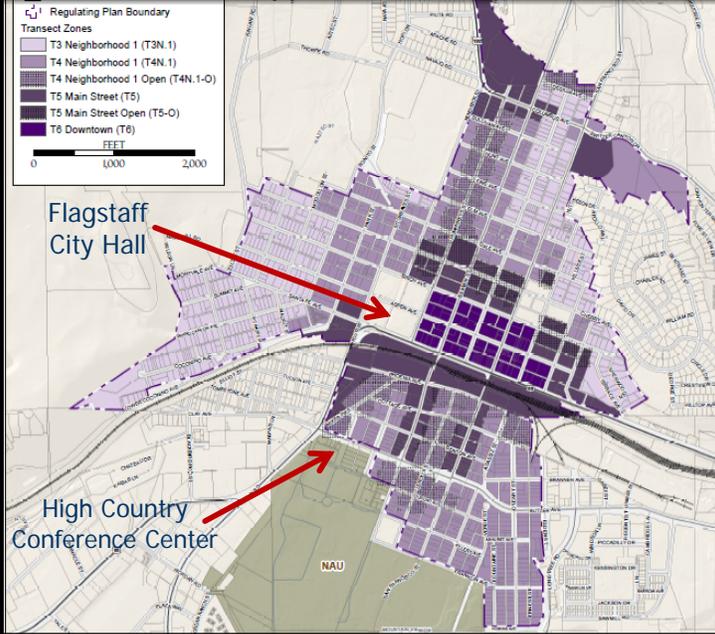


Flagstaff City Hall

High Country Conference Center

SMILBON TRAIL

Regulating Plan



Sample Transect Zone: T4N.1

Transect Zones 10-40-40.070



10-40-40.070 T4 Neighborhood 1 (T4N.1) Standards

A. Zone Intent and Discussion

The primary intent of this Zone is to reinforce established neighborhoods and to maintain neighborhood stability in walkable urban areas, while allowing such areas to evolve with the integration of small building footprints and medium density building types. Appropriate dwelling units might include bungalow courts, duplexes, and apartment houses, which are typically smaller than those found in other zones. The mixture of building types and unit sizes provides a variety of housing choices which reinforces the walkable nature of the neighborhood, supports adjacent neighborhood-serving commercial uses, and supports basic public transportation alternatives.

While residential is the primary use type in T4N.1 Zone, homeowner offices and small neighborhood supporting uses, such as music classes and artist studios, are encouraged in ancillary buildings to further reinforce the walkability of the neighborhood.

The intent of the T4N.1-O Sub-Zone is to provide the appropriate form and scale for areas that are transitional between commercial and residential uses, and to allow the neighborhood commercial areas to expand as the market demand grows. The intended form is the same as T4N.1, but the allowed range of use types is broader and includes commercial and other non-residential uses as well as residential uses.

The T4N.1 Zone and T4N.1-O Sub-Zone may also be applied to the creation of new neighborhoods in combination with, or independent of the T4N.2 Zone. They provide a lower maximum building height and larger setbacks than T4N.2.

B. Sub-Zones

C. Allowed Building Types¹

Carriage House	Apartment House
Single-Family House	Duplex, Stacked
Duplex, Side-by-Side	Bungalow Court
Duplex, Front-and-Back	Live/Work ²
Townhouse	

¹See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.
²Allowed only in open sub-zones(s).

Sample Transect Zone: T4N.1



10-40.40.070
T4 Neighborhood I (T4N.1) Standards

D. Building Placement
Setback (Distance from ROW/Property Line)

E. Building Form¹
Height

F. Fringe Types and Encroachments
Encroachments²

G. Required Parking Spaces³

10-40.40.070
T4 Neighborhood I (T4N.1) Standards

F. Fringe Types and Encroachments
Encroachments²

G. Required Parking Spaces³

Flagstaff Zoning Code 40.40-26 / 40.40-27

Sample Transect Zone: T4N.1

10-40.40.070
T4 Neighborhood I (T4N.1) Standards

I. Allowed Uses

Land Use ¹	Special Use Regulations	T4N.1	T4N.1-O	Land Use ¹	Special Use Regulations	T4N.1	T4N.1-O
Accessory Building and Structures	10-40.60.020	PH	PH	ATM	-	-	P
Accessory Dwelling Unit	10-40.60.030	P	P	Bed & Breakfast	10-40.60.110	P	P
Co-Housing	10-40.60.120	P	P	Cemeteries	-	UP	UP
Congregate Care Facilities	-	P	P	Crematorium	-	-	UP
Dwelling: Multiple-Family	-	P	P	Daycare	10-40.60.150	-	-
Dwelling: Secondary	-	P	P	Home	-	P	P
Dwelling: Single-Family	-	P	P	Centers	-	UP	UP
Dwelling: Two-Family	-	P	P	Funeral Homes, Chapels, Mortuaries	-	-	P
Group Home	-	P	P	General Services	-	-	P
Home Occupation	10-40.60.180	P	P	Lodging	-	-	P
Institutional Residential	10-40.60.190	UP	UP	≤ 15 rooms	-	-	P
Live/Work	-	-	P	Offices	-	-	P
Rooming and Boarding Facilities	-	UP	UP	Public Services	-	-	P
Recreation, Education & Public Assembly	-	-	-	Public Services Minor	-	P	P
Libraries, Museums	-	-	-	Emergency Services	-	UP	UP
≤ 2,500 sf	-	P	P	Necessary Clinics	-	-	P
> 2,500 sf	-	UP	UP	Telecommunication Facilities	-	-	-
Meeting Facilities, Public and Private	10-40.60.230	PH	PH	Health Telecommunication Facilities	-	-	-
Schools - Private	-	P	P	Facilities	10-40.60.310	P	P
Schools - Public & Charter	-	P	P	Transportation & Infrastructure	-	-	-
Retail Trade:	-	-	-	Accessory Wind Energy	10-40.60.040	P	P
Bar/Taverns	-	-	-	Systems	10-40.60.140	P	P
General Retail Businesses, except with any of the following features:	-	-	-	Community Gardens	10-40.60.140	P	P
Drive-Through	-	-	-	-	-	-	-
Floor Area ≥ 3,500 sf	-	-	-	-	-	-	-
Markets	-	-	-	-	-	-	-
Neighborhood Market	-	-	-	-	-	-	-
≤ 2,500 sf	-	-	-	-	-	-	-
Restaurant or Cafe	-	-	-	-	-	-	-

Flagstaff Zoning Code 40.40-29

10-40.40.070
T4 Neighborhood I (T4N.1) Standards

H. Sustainable Features^{1,2}

Storm Water Features	Water Conservation
Biofiltration Facility	Cisterns
Disconnected Downspouts	Greywater - Simple
Flow Through and Infiltration Planters	Rain Barrels
Infiltration Trench	Energy Features
Level Spreader	Accessory Wind Energy System
Permeous Paving	Alternative Paving
Rain Garden	Biomass
Retic Pools	Geothermal Energy
Swale	Solar
Biofiltration	Farm
Vegetated/Rock	Parking Lot Lighting
Urban Channel	Roof Paving
Vegetated Roof	Water Heaters

Flagstaff Zoning Code 40.40-28

Building Types



10-50.110.030 Building Types

10-50.110.030 Building Types Overview

This Section provides an overview of allowed building types. The name of the building type is not intended to limit allowed uses within a specific building type. For example non-residential uses (such as a restaurant or office) may be located within a single-family house, and a commercial building type may include non-commercial uses. Height regulations are primarily determined by the zone the building type resides within and are provided in Chapter 10-40 Specific to Zones. Specifics of how to measure building height are provided in Division 10-50.30 Building Height.

Table A (Building Types General) provides an overview of allowed building types.

Table 10-50.110.030.A. Building Types General	Transect Zones
Building Type: Carriage House: This Building Type is a secondary structure typically located at the rear of a lot. This structure typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or on ground level. This Building Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.	T1 T2 T4 T4a T5 T6
Single-Family Estate: This Building Type is a large detached structure on a large lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a more rural setting. If located within a walkable neighborhood, this Building Type is typically located at the edge of the neighborhood, providing a transition to the more rural areas.	T1 T2 T4 T4a T5 T6
Single-Family House: 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, proximate to a neighborhood main street.	T1 T2 T4 T4a T5 T6
Single-Family Cottage: 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 neighborhood in a walkable urban setting, proximate to 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.	T1 T2 T4 T4a T5 T6
Bungalow Court: This Building Type consists of a series of small, detached structures on a single lot, 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 open space and becomes an important community-enhancing element of the site. This Type is appropriately scaled to fit within primarily single-family neighborhoods or 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.	T1 T2 T4 T4a T5 T6
Duplex, Side-by-Side: This Building Type is a small to medium-sized structure that consists of two side-by-side dwelling units, both facing the street, and sharing one common party wall. 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.	T1 T2 T4 T4a T5 T6

Key: Allowed Not Allowed
 10.110-2 Flagstaff Zoning Code

Building Types 10-50.110.030

Table 10-50.110.030.A. Building Types General (continued)

Building Type	Transect Zones
Duplex, Stacked: This Building Type is a small to medium-sized structure that consists of two dwelling units, one on top of the other. 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. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.	T1 T2 T4 T4a T5 T6
Duplex, Front-and-Back: This Building Type is a small to medium-sized structure that consists of two dwelling units, one adjacent to the street and the other attached but tucked behind. 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. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.	T1 T2 T4 T4a T5 T6
Townhouse: This Building Type is a small to medium-sized attached structure that consists of three or more dwelling units placed side-by-side. 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. <i>See Rowhouse.</i>	T1 T2 T4 T4a T5 T6
Apartment House: This Building Type is a medium-to-large sized structure that consists of four to twelve side-by-side and/or stacked dwelling units, typically with one shared entry. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit in proximity 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. <i>See Mansion Apartment.</i>	T1 T2 T4 T4a T5 T6
Courtyard Apartment: This Building Type is a medium-to-large sized structure that consists of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. This Type is appropriately scaled to fit in proximity 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.	T1 T2 T4 T4a T5 T6
Live/Work: This Building Type is a small to medium-sized attached or detached structure that contains a dwelling unit above and/or below a usable ground-floor space that can be used for residential, service, or commercial uses. Both the ground-floor 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 reusing neighborhood-serving commercial uses and allowing neighborhood main streets to expand as the market demands.	T1 T2 T4 T4a T5 T6
Commercial Block: This Building Type is a small to large-sized structure, typically a block, that provides a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of the Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to promoting walkability.	T1 T2 T4 T4a T5 T6

Key: Allowed Not Allowed
 Flagstaff Zoning Code 10.110-3

Building Types



Five attached townhouses designed with a single simple plane. The elevated covered stoops provide the secondary rhythm along the street.



Four attached townhouses designed as a row of houses.



Individual stoops and dormers help to break down the overall massing of the row of townhouses.



Typical Alley-loaded Plan Diagram



Typical Front-loaded Plan Diagram: Allowed where topography does not allow Alley access.

A. Description

The Townhouse Building Type is a small to medium-sized attached structure that consists of three or more dwelling units placed side-by-side. 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. *See Rowhouse.*

Rowhouse

Key		Building Area	
B. Lot	— RCW/Property Line	G. Private Open Space	Area: 15% of lot area min.
Lot Size	Width: 18' min.		Width: 10' min.
	Depth: 80' min.		Depth: 10' min.
C. Number of Units	Units: 1 max.	H. Building Size and Massing	
D. Pedestrian Access	Main Entrance Location: Primary Street	Main Body	Width: 18' min./36' max.
E. Allowed Frontages	Each unit shall have an individual entry facing a street.	Miscellaneous	per unit
F. Vehicle Access and Parking	Parking spaces may be enclosed, covered or open.	I. Miscellaneous	Height: See transect zone in which the building is proposed.
			Front-loaded townhouses shall only be allowed where topography does not allow alley access.

Building Types



Typical large commercial block building with simple massing, regular spacing of windows and doors, and a flat ground floor.



Historic flagstaff commercial block building with gabled roof form and baywindow gallery.



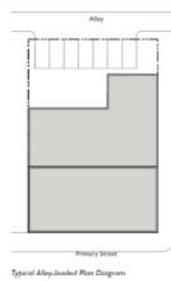
Slighter protrusions are typically found on commercial block buildings.



10-50.110.160 Commercial Block

General Note: The drawings and photos on this page are illustrative, not regulatory.

A. Description
The Commercial Block Building Type is a small to large-sized structure, typically attached, that provides a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of the Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtowns, therefore being a key component to providing walkability.



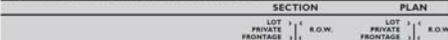
Typical Alley-Backed Plan Diagram

Key	
---	ROW/Property Line
■	Building Area
B. Limit	
Lot Size	
Depth	100' min.
C. Number of Units	
Units	2 min.
D. Pedestrian Access	
Main Entrance Location	Primary Street
Ground Floor	Primary or Side Street
Upper Floor	Primary or Side Street
E. Allowed Frontages	
Forecourt	Terrace Shopfront
Shopfront	Gallery
*Only allowed on cross-slope lots.	
F. Vehicle Access and Parking	
	Parking spaces may be enclosed, covered or open.
	Garages may be detached or tank-under.
G. Private Open Space	
	No private open space is required.
H. Building Size and Massing	
Height	See transect zone in which the building is proposed.

Frontage Types

Table 10-50.120.020.A Private Frontages General

The private frontage is the area between the building facade and the lot line.



Common Yard: The Common Yard Frontage has a planted frontage with a facade substantially set back 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.

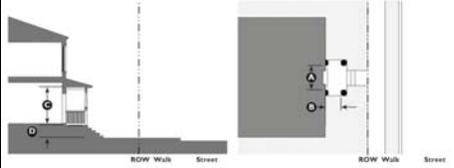
Porch: The Porch Frontage has a planned frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition. There are three types of porch frontages: Projecting (10-50.120.040), Engaged (10-50.120.050), and Integral (10-50.120.060).

Terrace or Lightwell: The Terrace or Lightwell Frontage has a facade set back from the frontage line by an elevated terrace or a sunken lightwell. This Type buffers residential or commercial uses from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: **Dooryard**.

Forecourt: The Forecourt Frontage has a portion of the facade close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This Type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.

Stoop: The Stoop Frontage has a facade aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing.

Key	Allowed	Not Allowed
T1	Allowed	Not Allowed
T2	Allowed	Not Allowed
T3	Allowed	Not Allowed
T4	Allowed	Not Allowed
T5	Allowed	Not Allowed
T6	Allowed	Not Allowed



Key
--- ROW/Property Line

10-50.120.090 Stoop

A. Description	
The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop should be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded.	
B. Size	
Width, Clear	5' min.; 8' max.
Depth, Clear	5' min.; 8' max.
Height, Clear	8' min.
Height	1 story max.
Finish Level above Sidewalk ¹	18" min.
End Note	
¹ Not required in non-transect zones.	
C. Miscellaneous	
Depth of recessed entries	4' max.
Stairs may be perpendicular or parallel to the building facade.	
Ramps shall be parallel to facade.	
The entry door shall be covered or recessed to provide shelter from the elements.	
Gates are not permitted.	
All doors must face the street.	



The stoop on single-family dwelling with a medium setback engages the street.



These stoops on townhouses with slightly recessed entries and a minimum setback allows the steps to engage the street.

2007 TND Standards?

What happened to the TND standards adopted in 2007?

- Based on the SmartCode
- Become Division 10-30.80 (Traditional Neighborhood Community Plan)
- Greenfield developments and infill projects
- Incorporated into the Form-based Code standards in the Zoning Code

10-30.80: Traditional Neighborhood Community Plans

Sections:

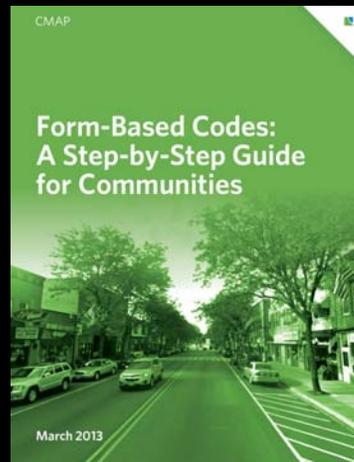
10-30.80.010	Purpose
10-30.80.020	Applicability
10-30.80.030	Incentives
10-30.80.040	Traditional Neighborhood Community Plans (TNCP)
10-30.80.050	Allocation of Transect Zones
10-30.80.060	Civic Spaces and Buildings
10-30.80.070	Density
10-30.80.080	Affordable Housing
10-30.80.090	Thoroughfares
10-30.80.100	Special Requirements
10-30.80.110	Pre-Existing Conditions
10-30.80.120	Submittal Requirements



Figure C. An Example of a Mix of Building Types and Lot Sizes in a Neighborhood

FBCs in Summary

- **Smart Growth**
smartgrowth.org
- **New Urbanism in general**
cnu.org
tndtownpaper.com
transect.org
- **Form Based Codes**
formbasedcodes.org
smartcodecentral.com
transect.org



FBCs in Summary

- Regulatory not advisory
- Implement a transect-based Regulatory Plan
- Establish good urbanism that is place-based and a result of a design charrette
- Include ALL of the following elements:
 - Building placement – build-to line/setback
 - Building form – height/coverage
 - Building type
 - Encroachments and frontage types
 - Parking standards
 - Allowed uses
- An important tool to implement the community's vision going back to GMG 2000 and Vision 2020 documents

Questions?

Thank you

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