

Form-Based Coding, or Form-Based Zoning: A Brief Overview

Gregory Tung, Principal
Freedman Tung & Sasaki
www.ftscities.com

Zoning Code: Existing – Organized by Use & Density

Name	Symbol
Residential, 40,000 square foot minimum lot size	R 40,000
Residential, 9,600 square foot minimum lot size, except as may be allowed under lot size averaging regulations set forth in BMC 12.14.030(B)	R 9,600
Residential, 8,400 square foot minimum lot size	R 8,400
Residential, 7,200 square foot minimum lot size	R 7,200
Residential, 5,400 square foot minimum lot size, detached	R 5,400d
Residential, one dwelling unit per 5,400 square feet of net buildable area, attached or detached	R 5,400a
Residential, one dwelling unit per 4,000 square feet of net buildable area	R 4,000
Residential, one dwelling unit per 2,800 square feet of net buildable area	R 2,800
Residential – Activity Center (no specific density; number of units controlled by site and building envelope regulations)	R-AC
Office-Professional	OP
Neighborhood Business	NB
Community Business	CB
General Commercial	GC
Light Industrial	LI
Specialized Senior Housing Overlay	SSHO
Mobile/Manufactured Home Park Overlay	MHP
Motor Vehicle Sales Overlay	MVSO
North Creek Fish and Wildlife Critical Habitat Protection Area	NCFWCHPA

Single-Use Districts Out-compete
mixed-use districts (e.g.
downtowns, waterfronts) **by**
Providing Predictability for
Investors







Mixed-Use Districts Are Typically
Unattractive to Risk-Averse
Investors **due to their
characteristic lack of predictability**





USE: Multifamily resid.

Height: 3 stories

Setback: Minimal (5')

Fr. Yard: Shrubs

Side Yd: Minimal w/windows

Curb Cut: Double width

Charctr: Stucco "dingbat"

Single family residential

2 stories

Front yard (20' w/ldscp.)

Lawn & garden

Minimal w/landscape

None

Victorian cottage

Comm/Light Industrial

1 story

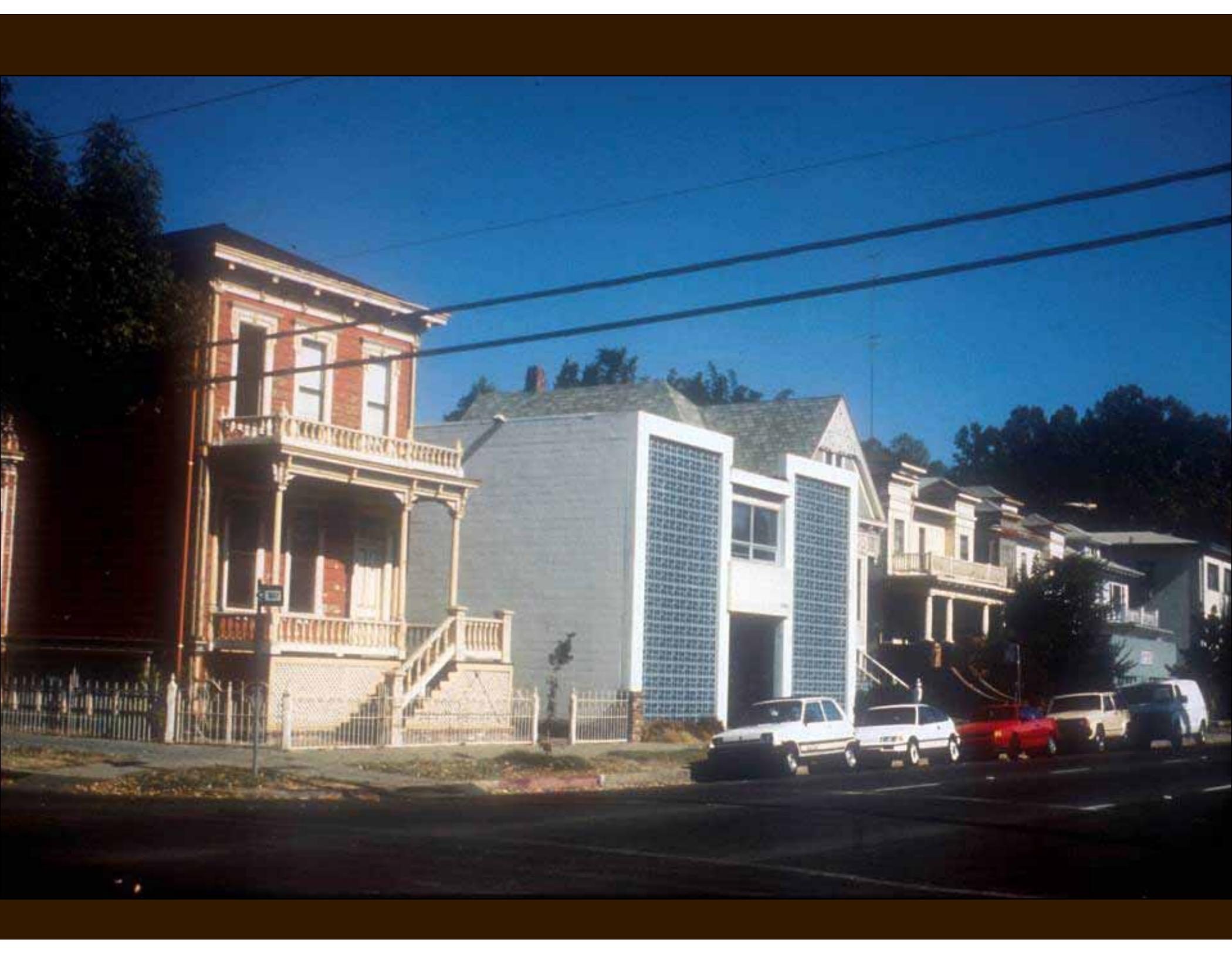
Deep (~45')

Parking lot

Zero with blank walls

Triple width

Cinderblock box



Conventional Zoning

1. Very Restrictive **Use** Control (Use Separation)
2. Very Specific **Density & FAR** Control
3. Not Enough **Building Type, Form & Character** Control



Hard to envision and predict **physical outcomes**

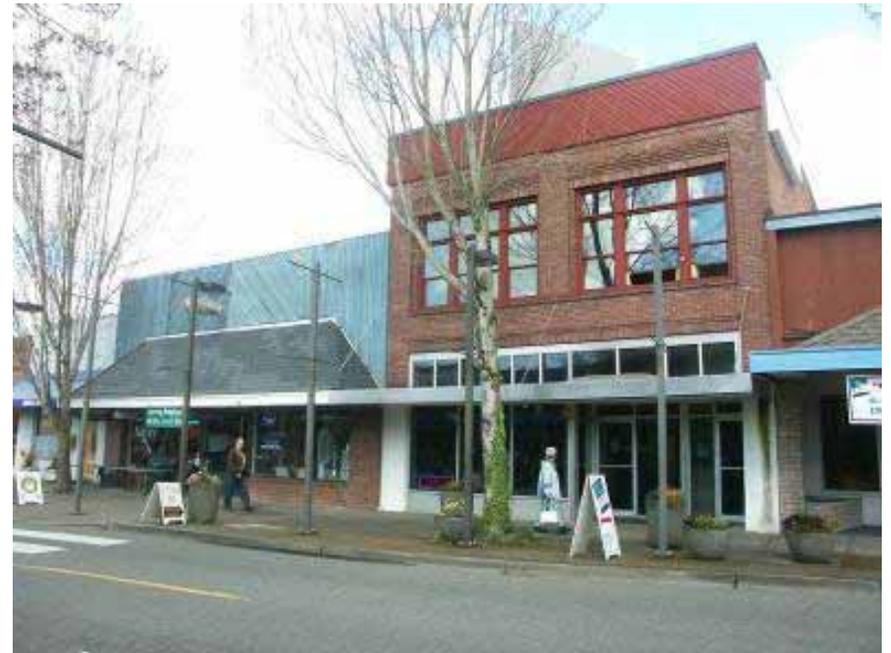




R-AC, OP, CB

Disposition

Form/Type



Development under Existing Zoning (CG)



Consistent Form



Inconsistent Form



Alternative Coding System

Focus on "Place Making"

1. Creating and shaping **public realm** with buildings
2. Rules for **building forms** are as important as land use
3. Emphasis on **mixed-uses** and **mixed-housing types**

Visible and Predictable Physical Outcomes

"Form-Based Code"

“Form-Based Code”

The Code visually describes **a building's physical characteristics** such as orientation, scale, relationship to the street, and articulation.

Districts:

Primary Organizing Principle

Districts: Primary Organizing Principle

- A District is an area whose physical form has a **unique character**.
- The physical differences between Districts **distinguish one part of the Plan Area from another**.
- Site Development, Street & Open Space, Parking, Architecture, and Signage Standards are **all adjusted by District**.

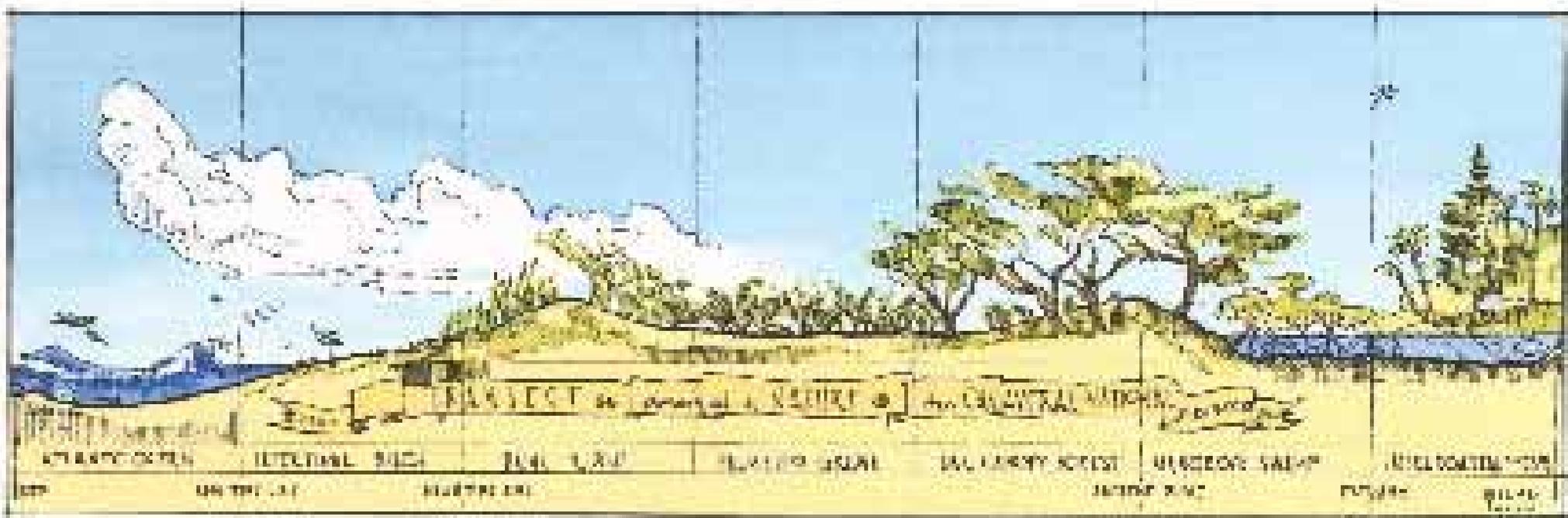
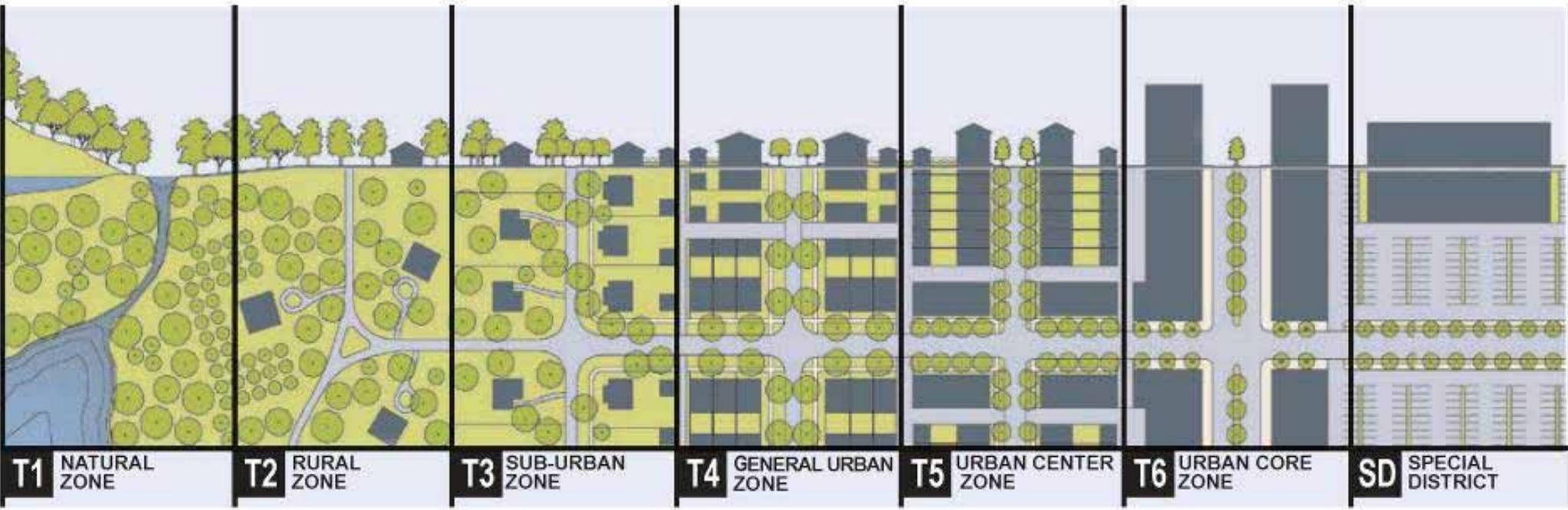


Figure 1: A Natural Transect, by James Wassell



T1 NATURAL ZONE

T2 RURAL ZONE

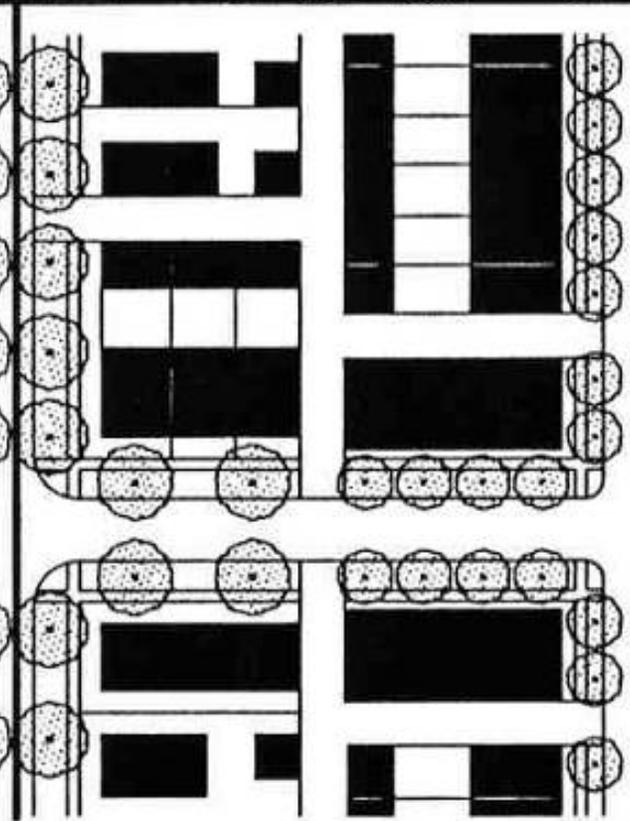
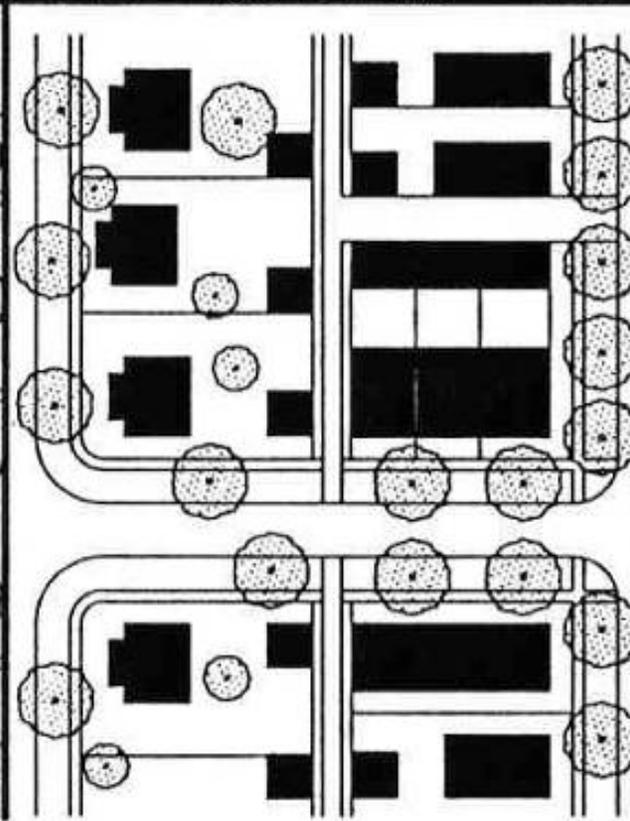
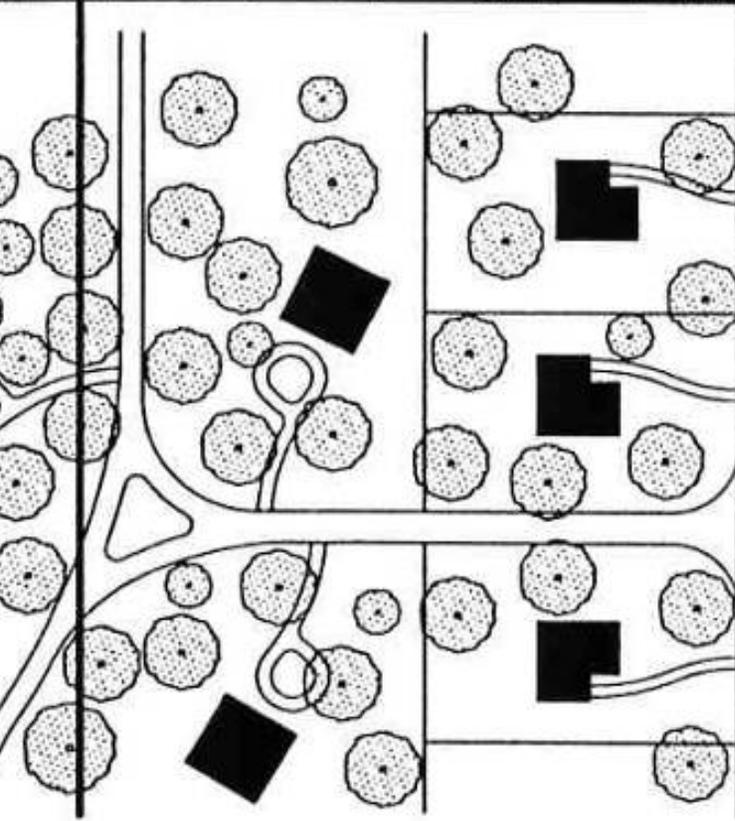
T3 SUB-URBAN ZONE

T4 GENERAL URBAN ZONE

T5 URBAN CENTER ZONE

T6 URBAN CORE ZONE

SD SPECIAL DISTRICT



T3 SUB -
URBAN

T4 GENERAL
URBAN

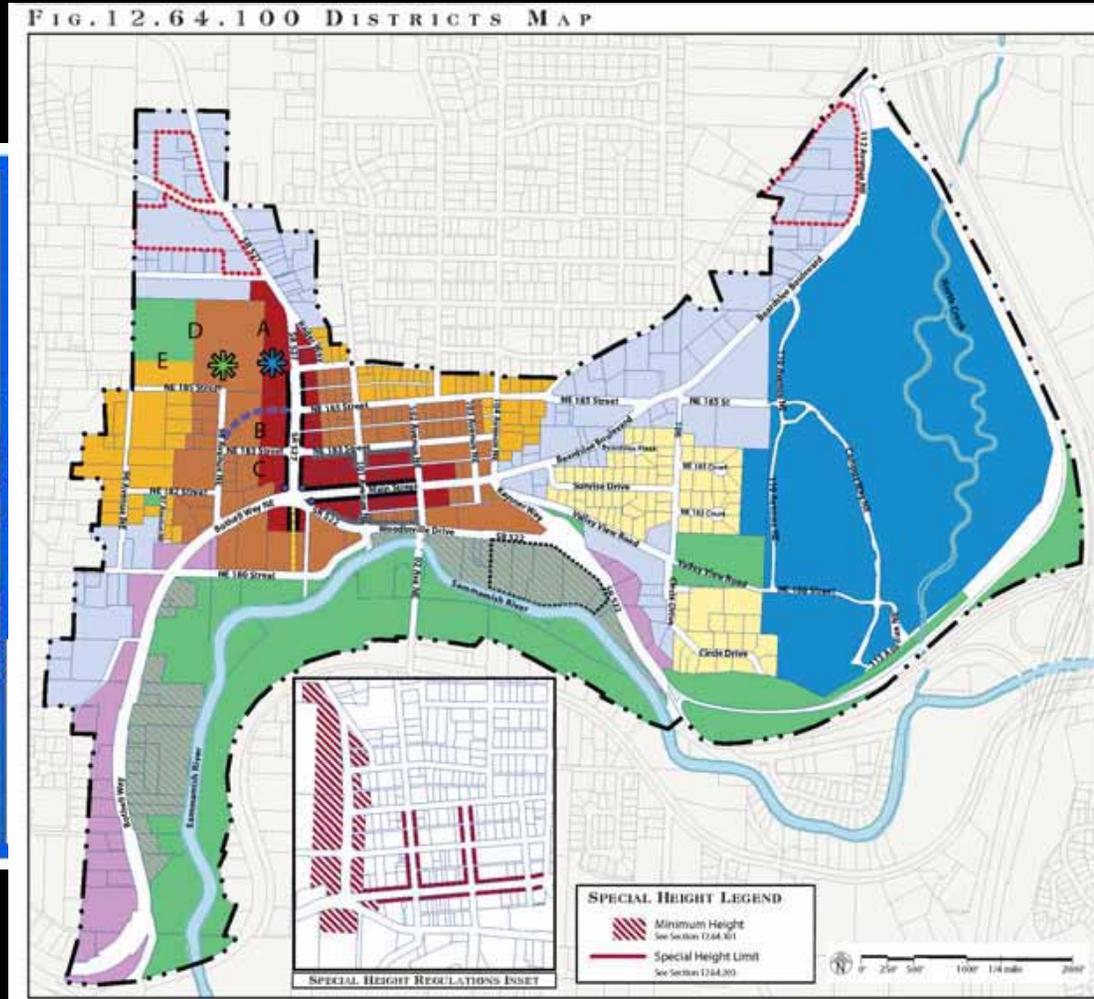
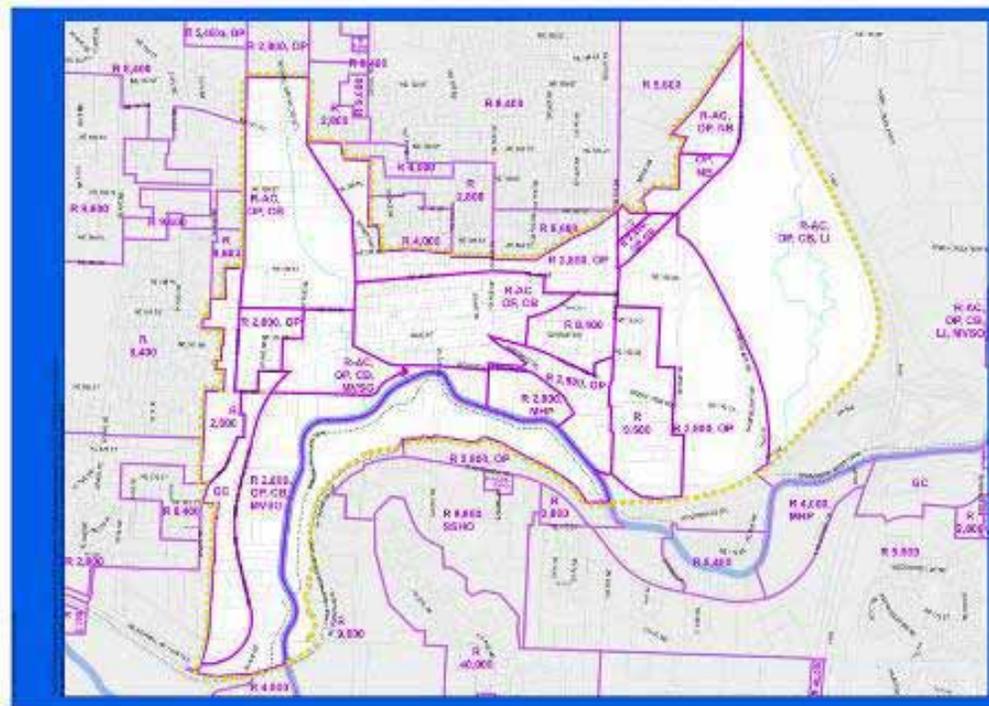
T5 URBAN
CENTER

T6



Form-Based Districts

Land Use Zones

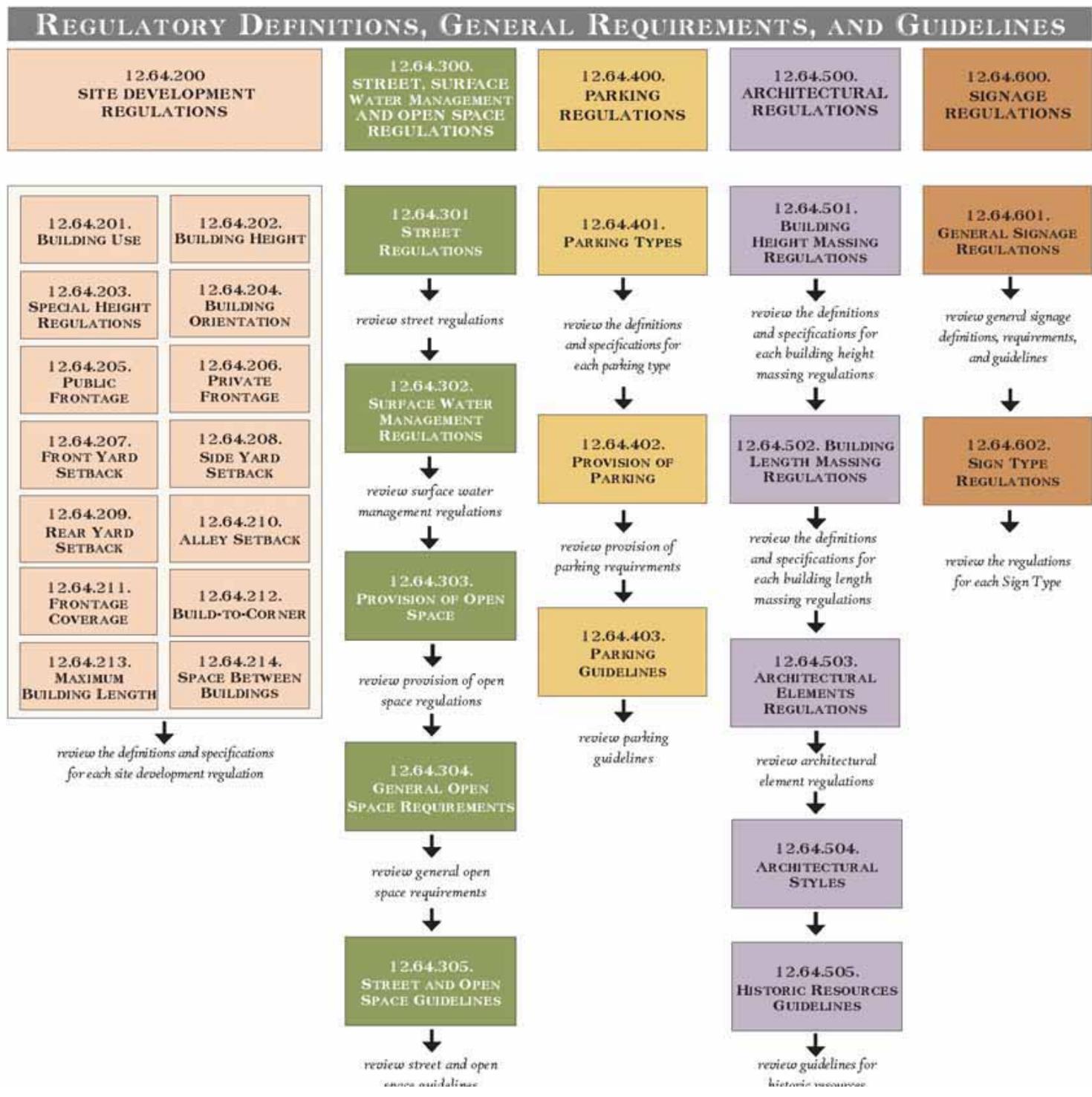
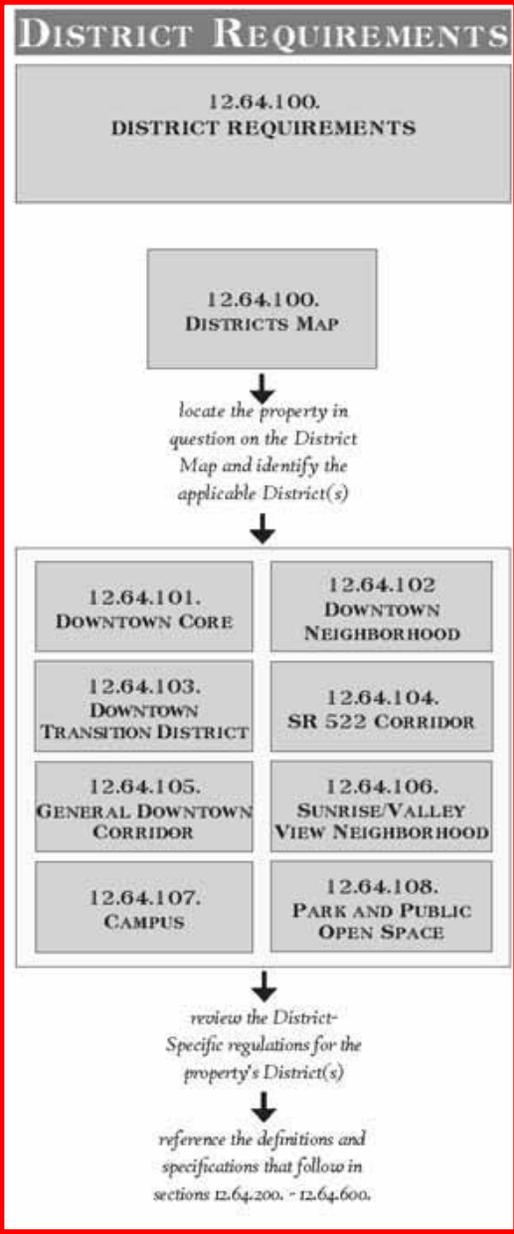


Code Organization: Start with Districts

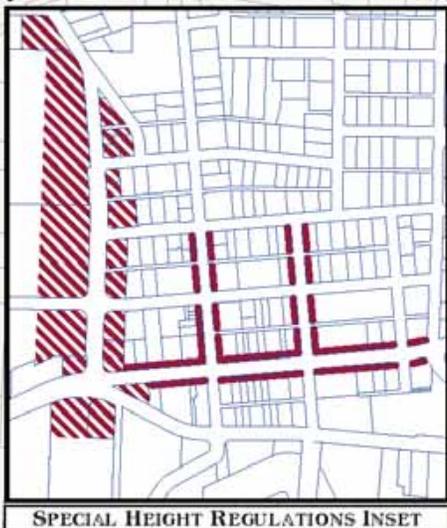
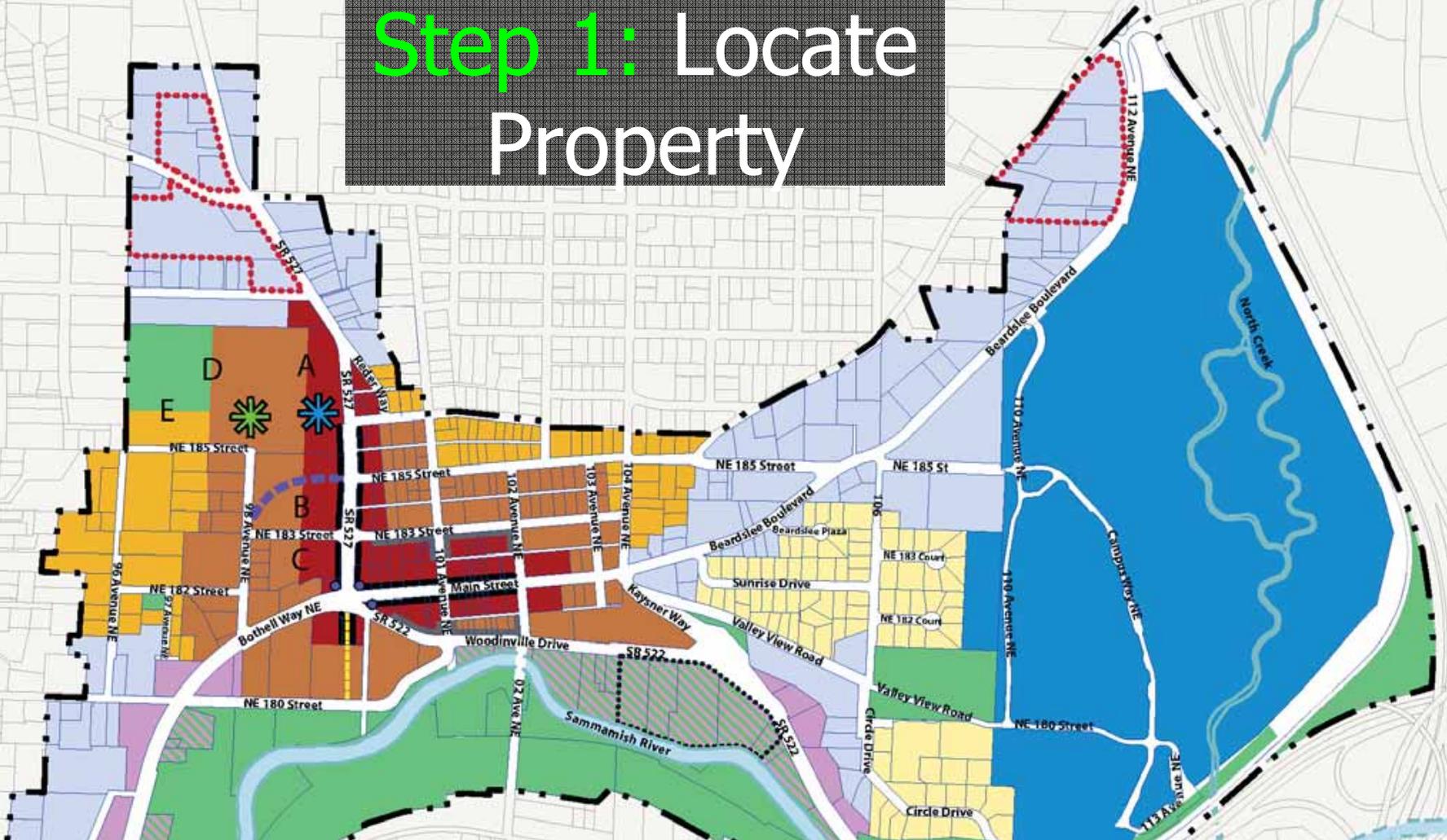
*The fundamental organizing principle
of a Form-Based Code*

The specific Requirements for each regulation are determined by District in order to implement the Community Vision outlined in the Plan

FIG. 12.64.004. HOW TO USE BOOK II: DEVELOPMENT REGULATIONS



Step 1: Locate Property



SPECIAL HEIGHT REGULATIONS

- Minimum Height See Section 12.64.101
- Special Height L See Section 12.64.203

MAP LEGEND

- | | | | |
|--|---|--|---|
| | Downtown Core
See Section 12.64.101 | | Special Open Space Requirement
See Section 12.64.303 |
| | Downtown Neighborhood
See Section 12.64.102 | | Anderson Building
See Section 12.64.101.b) |
| | Downtown Transition District
See Section 12.64.103 | | Plan Area Boundary |
| | SR 522 Corridor
See Section 12.64.104 | | Parking Type Exceptions
See Section 12.64.101.1) |
| | General Downtown Corridor
See Section 12.64.105 | | Ground Floor Retail Required
See Section 12.64.101-12.64.106 |
| | Sunrise/Valley View
Neighborhood See Section 12.64.106 | | Neighborhood Center Overlay |
| | Campus
See Section 12.64.107 | | Required New Pre-Located Street
See Section 12.64.301 |
| | Park and Public Open Space
See Section 12.64.108 | | Required New Pedestrian Walkway
See Section 12.64.301 |
| | Special Riverfront Overlay | | Split Parcel District Boundary
See Section 12.64.100.b) |
| | | | Corner Entry Required
See Section 12.64.206 |
| | | | Lazy Wheels Mobile Home Park Overlay
See Section 12.64.104 |

Optional: Review Community Intent: shown here: Downtown Core

2. THE DOWNTOWN CORE DISTRICT

At the Downtown District in the heart of the City, the Downtown Core is the "heart" of the City. Figure 1.3 shows the location of this district, bounded by an "L" shaped area defined as a central segment of Main Street and 127. It is within a lively and vibrant mix of ground floor shops, restaurants, cafes, entertainment venues, and personal services (financial, healthcare, fitness, and services) that the City wants to create a pedestrian friendly, walkable, and vibrant community. The district is also a central segment of Main Street and 127. It is within a lively and vibrant mix of ground floor shops, restaurants, cafes, entertainment venues, and personal services (financial, healthcare, fitness, and services) that the City wants to create a pedestrian friendly, walkable, and vibrant community. The district is also a central segment of Main Street and 127.

Figure 1.4 and Figure 1.5 are illustrations of two possible visions of a built-up view of this district and give a sense of how the Downtown Core might appear, centered on an intersection (Main Street and 127) and viewed as a "walking landscape".

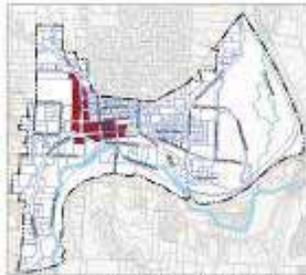


FIG. 1.3. DOWNTOWN CORE DISTRICT ZONE



FIG. 1.4 ONE ENVISIONED DOWNTOWN CORE LONG-TERM BUILD-OUT



FIG. 1.5. BIRD'S-EYE VIEW OF ONE ENVISIONED DOWNTOWN CORE LONG-TERM BUILD-OUT

By: Bird's-eye view of 127 - The Expanded Downtown Core

Figure 1.6 shows a bird's-eye view of the 127 and 128 127 area where you have already been shown. The 127 and 128 127 area is a central segment of Main Street and 127. It is within a lively and vibrant mix of ground floor shops, restaurants, cafes, entertainment venues, and personal services (financial, healthcare, fitness, and services) that the City wants to create a pedestrian friendly, walkable, and vibrant community. The district is also a central segment of Main Street and 127.

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FIG. 1.6. SR 127 STREET CHARACTER IN DOWNTOWN

(View north of building view)



FIG. 1.13. BIRD'S-EYE VIEW

(SR 127 looking South from Downtown Core)



FIG. 1.14. WALKABILITY OF THE BOULEVARD

(View north of building view)



FIG. 1.17. URBAN CHARACTER OF THE BOULEVARD

(View north of building view)



FIG. 1.16. CHARACTER OF DOWNTOWN DEVELOPMENT

(View north of building view)



FIG. 1.18. DOWNTOWN BOULEVARD BUILDING TYPE

(View north of building view)



FIG. 1.19. DOWNTOWN ANCHORS

(View north of building view)

Step 3:

Refer as needed to:

1. Regulatory Definitions
 - How to measure Height
 - How to measure Setbacks
 - Definition of parking types
2. General Requirements
3. Guidelines

Site Development Regulations

FIG. 12.64.004. HOW TO USE BOOK II: DEVELOPMENT REGULATIONS

DISTRICT REQUIREMENTS

REGULATORY DEFINITIONS, GENERAL REQUIREMENTS, AND GUIDELINES

12.64.100.
DISTRICT REQUIREMENTS

12.64.100.
DISTRICTS MAP

locate the property in question on the District Map and identify the applicable District(s)

12.64.101. DOWNTOWN CORE	12.64.102 DOWNTOWN NEIGHBORHOOD
12.64.103. DOWNTOWN TRANSITION DISTRICT	12.64.104. SR 522 CORRIDOR
12.64.105. GENERAL DOWNTOWN CORRIDOR	12.64.106. SUNRISE/VALLEY VIEW NEIGHBORHOOD
12.64.107. CAMPUS	12.64.108. PARK AND PUBLIC OPEN SPACE

review the District-Specific regulations for the property's District(s)

reference the definitions and specifications that follow in sections 12.64.200. - 12.64.600.

12.64.200
SITE DEVELOPMENT REGULATIONS

12.64.201. BUILDING USE	12.64.202. BUILDING HEIGHT
12.64.203. SPECIAL HEIGHT REGULATIONS	12.64.204. BUILDING ORIENTATION
12.64.205. PUBLIC FRONTAGE	12.64.206. PRIVATE FRONTAGE
12.64.207. FRONT YARD SETBACK	12.64.208. SIDE YARD SETBACK
12.64.209. REAR YARD SETBACK	12.64.210. ALLEY SETBACK
12.64.211. FRONTAGE COVERAGE	12.64.212. BUILD-TO-CORNER
12.64.213. MAXIMUM BUILDING LENGTH	12.64.214. SPACE BETWEEN BUILDINGS

review the definitions and specifications for each site development regulation

12.64.300.
STREET, SURFACE WATER MANAGEMENT AND OPEN SPACE REGULATIONS

12.64.301
STREET REGULATIONS

review street regulations

12.64.302.
SURFACE WATER MANAGEMENT REGULATIONS

review surface water management regulations

12.64.303.
PROVISION OF OPEN SPACE

review provision of open space regulations

12.64.304.
GENERAL OPEN SPACE REQUIREMENTS

review general open space requirements

12.64.305.
STREET AND OPEN SPACE GUIDELINES

review street and open space guidelines

12.64.400.
PARKING REGULATIONS

12.64.401.
PARKING TYPES

review the definitions and specifications for each parking type

12.64.402.
PROVISION OF PARKING

review provision of parking requirements

12.64.403.
PARKING GUIDELINES

review parking guidelines

12.64.500.
ARCHITECTURAL REGULATIONS

12.64.501.
BUILDING HEIGHT MASSING REGULATIONS

review the definitions and specifications for each building height massing regulations

12.64.502. BUILDING LENGTH MASSING REGULATIONS

review the definitions and specifications for each building length massing regulations

12.64.503.
ARCHITECTURAL ELEMENTS REGULATIONS

review architectural element regulations

12.64.504.
ARCHITECTURAL STYLES

12.64.505.
HISTORIC RESOURCES GUIDELINES

review guidelines for historic resources

12.64.600.
SIGNAGE REGULATIONS

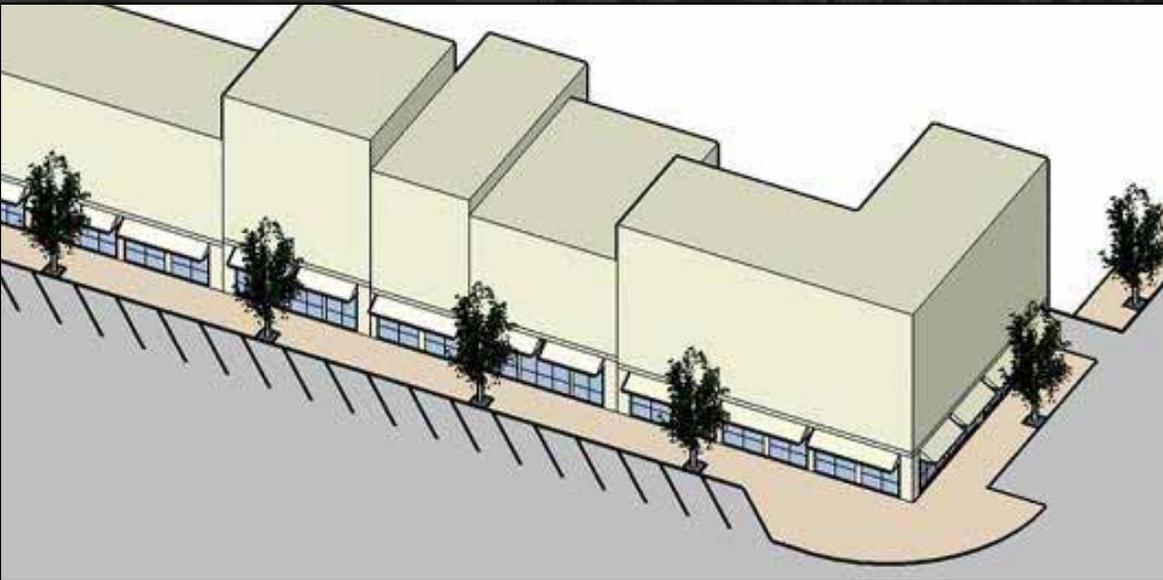
12.64.601.
GENERAL SIGNAGE REGULATIONS

review general signage definitions, requirements, and guidelines

12.64.602.
SIGN TYPE REGULATIONS

review the regulations for each Sign Type

Use Categories



12.64.200. Site Development Regulations	District Requirements
12.64.201. Building Use	
1) Retail	
a) Pedestrian Oriented Retail	permitted / required along ████
b) Neighborhood Center Retail	---
c) Business & Personal Services	---
d) Auto Oriented Retail	---
e) Corner Store Retail	---
2) Civic & Cultural	permitted
3) Office	permitted
4) Lodging	permitted
5) Residential	
a) Multi-Family w/ Common Entry	permitted
b) Multi-Family w/ Individual Entry	---
c) Detached Single Family Housing	---
d) Manufactured Homes	---
e) Home Occupation	---
12.64.202. Building Height	
minimum height	2 floors & 20 feet; (A)
maximum height	6 floors & 76 feet
12.64.203. Special Height Regulations	
Single Family Homes; Abutting Property	not required
Single-Family Homes: Across the Street	not required
Special Height Limit	required along ████
12.64.204. Building Orientation	
required or not required	required; (A)
12.64.205. Public Frontage	
required or not required	required
12.64.206. Private Frontage	
1) Shop-Front	required
2) Corner Entry	permitted (w/ shopfront) ●
3) Arcade	---
4) Grand Portico	permitted - civic
5) Forecourt	permitted (w/ shopfront)
6) Grand Entry	limited
7) Stoop	---
8) Porch	---
9) Front Door	---
10) Edge Treatment: Fenced	---

- Ground Floor: Retail – Required
- Upper Floor: Civic, Office, Lodging, Residential – Permitted
- All Other Uses – Not Permitted

Building Height Regulations

For each district, building heights are regulated by both the number of floors permitted and total feet permitted.

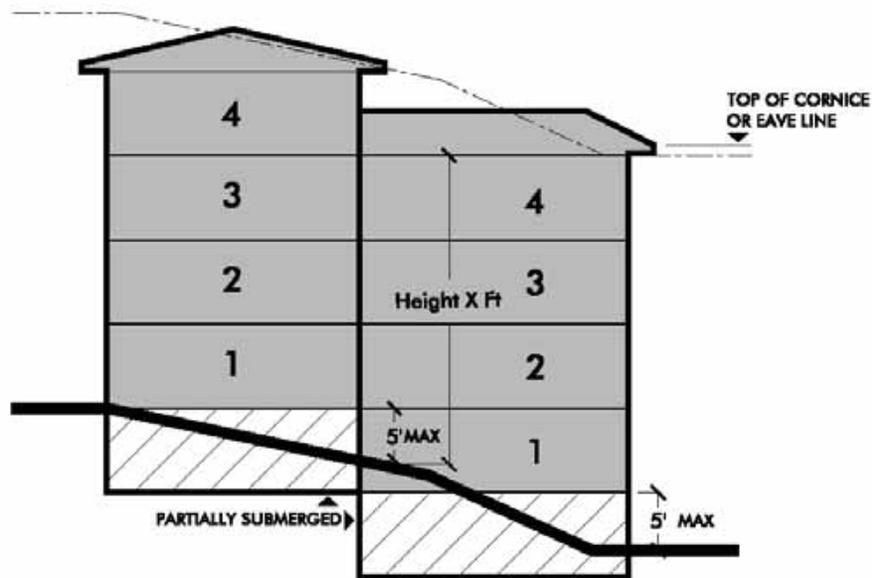


FIG.1 2.64.202 BUILDING HEIGHT - SLOPED SITE

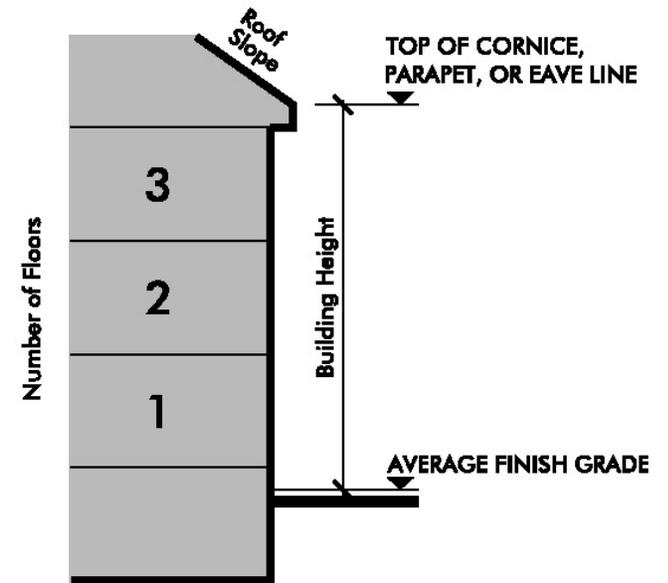
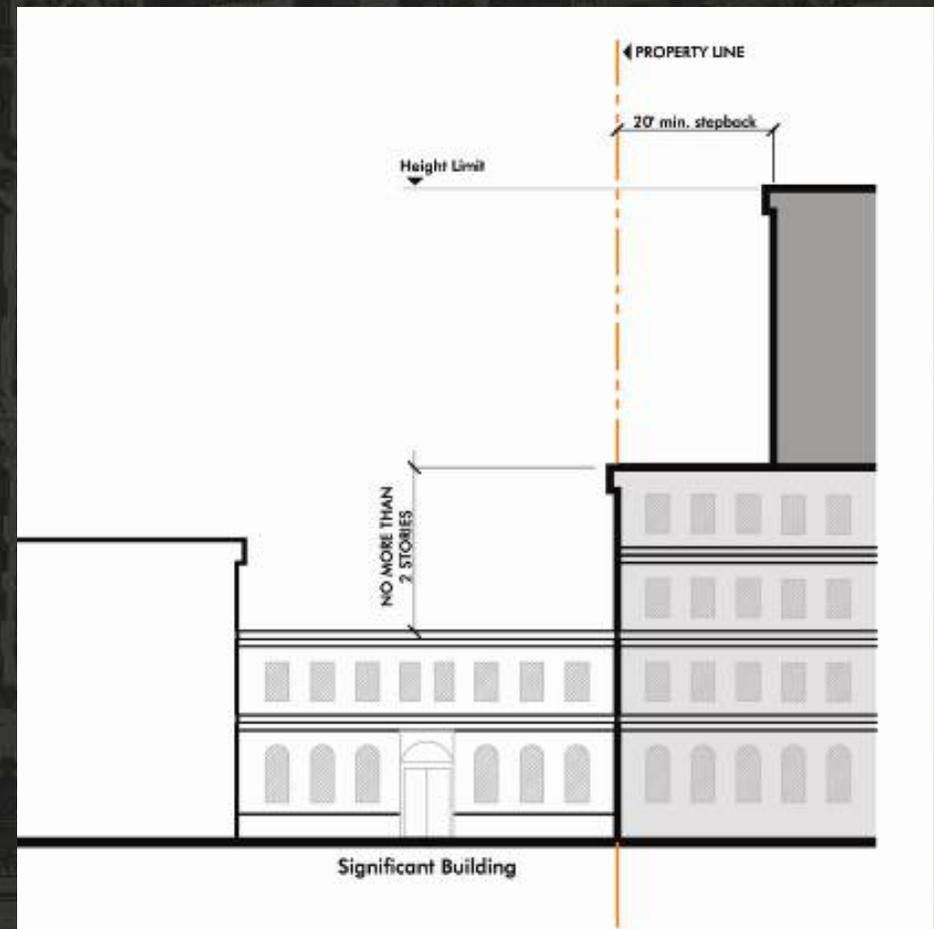
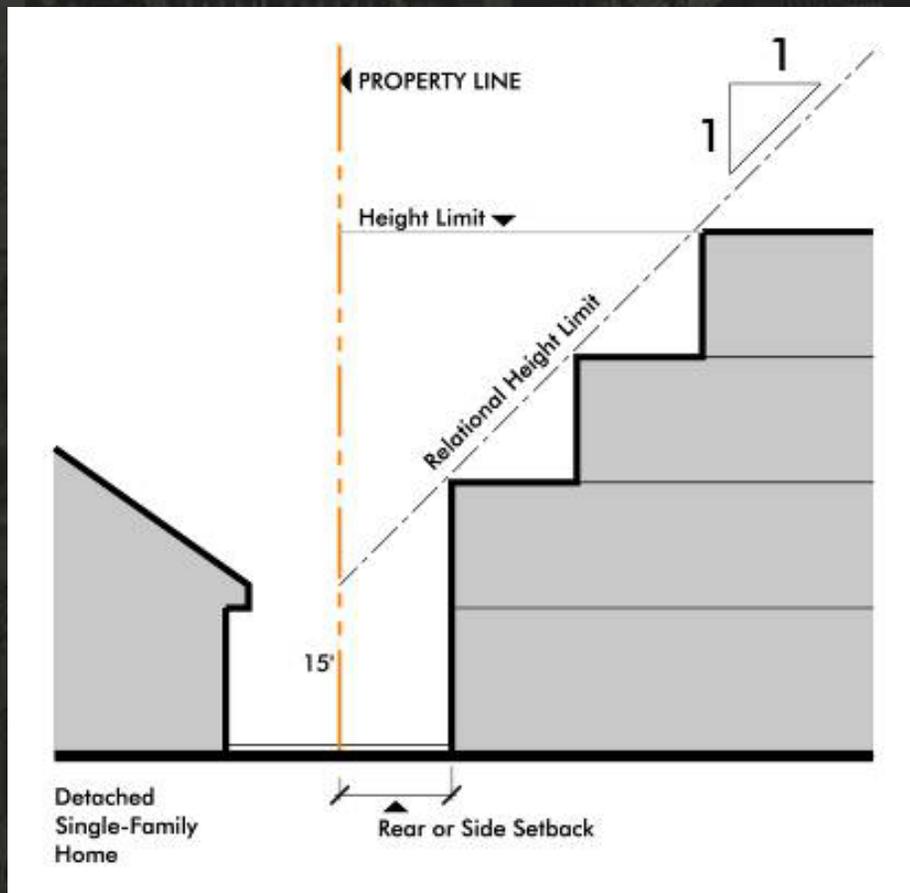


FIG.1 2.64.202 BUILDING HEIGHT

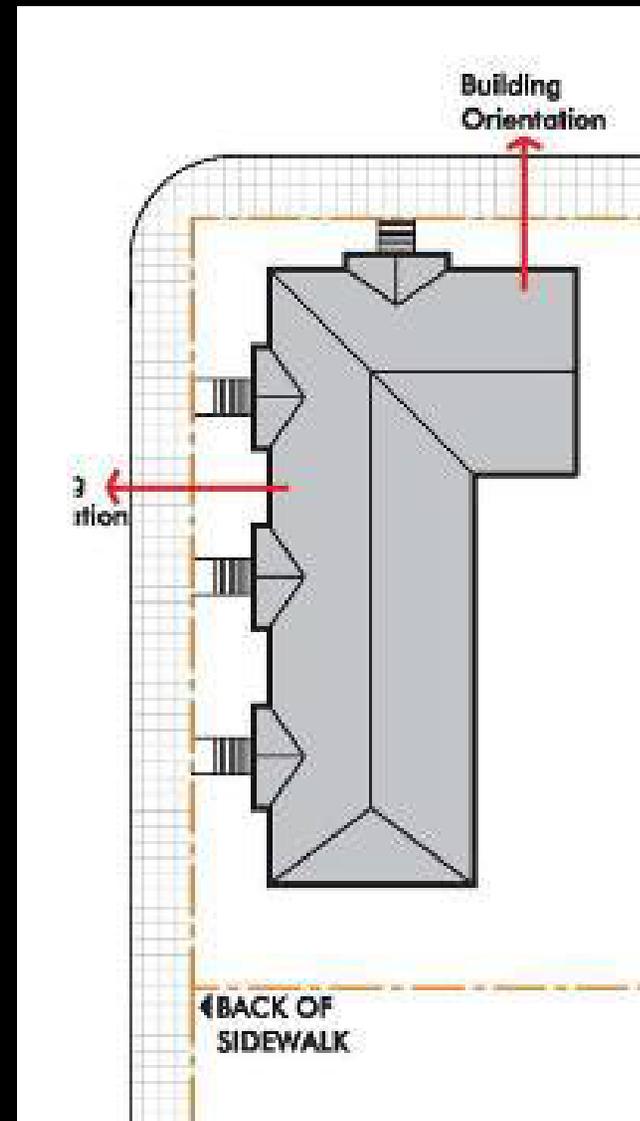
Special Height Limit

Special height limits maintain an appropriate scale and character for the historic portions of Downtown and an appropriate relationship to housing



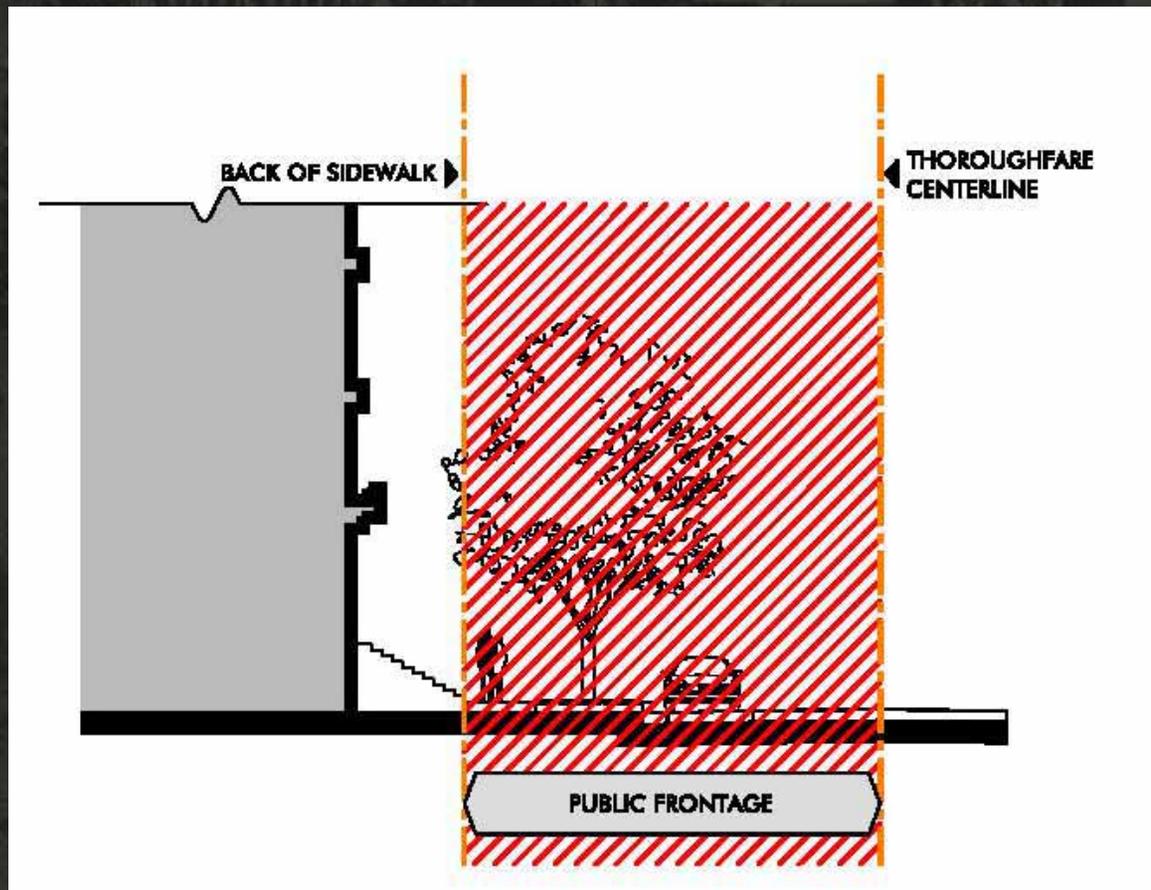
Building Orientation to Streets

- Where required, buildings must be located along and oriented towards new or existing street(s).



Public Frontage : Definition

Public Frontage is the area between the thoroughfare centerline and the back of sidewalk line, including the sidewalk and any sidewalk landscape areas.

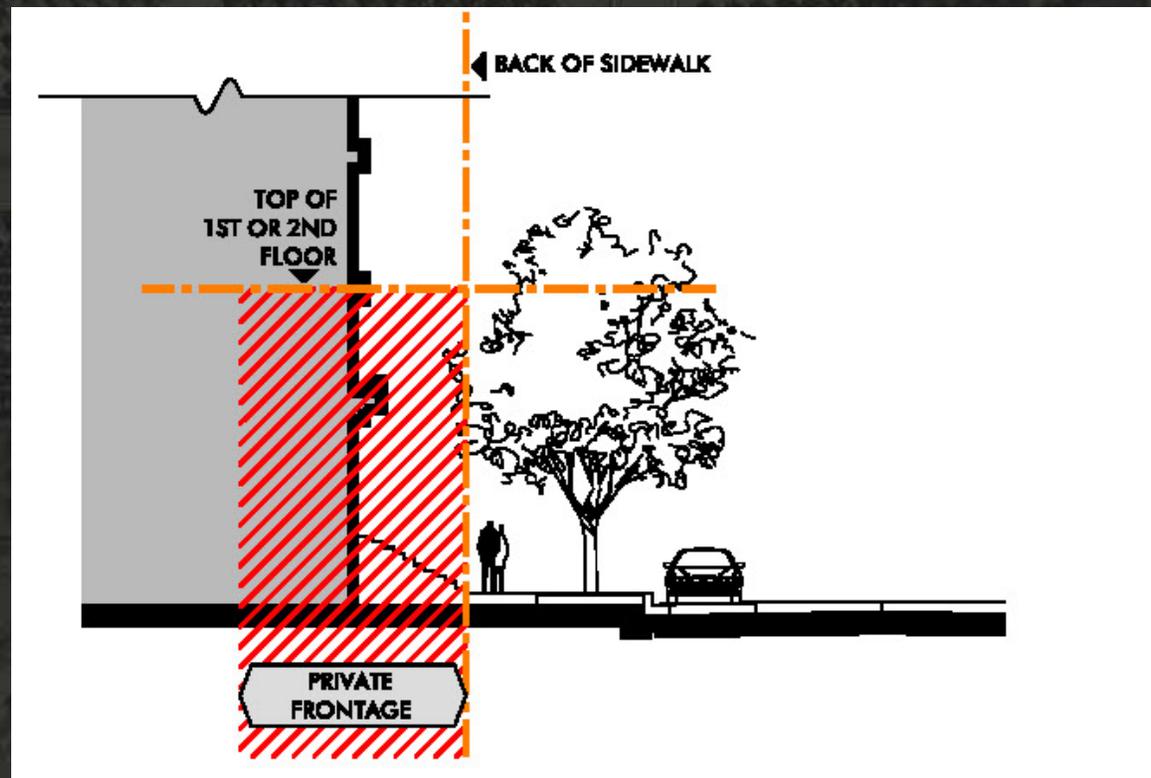


Specific requirements will be determined by the City of Bothell Design and Construction Standards and Specifications

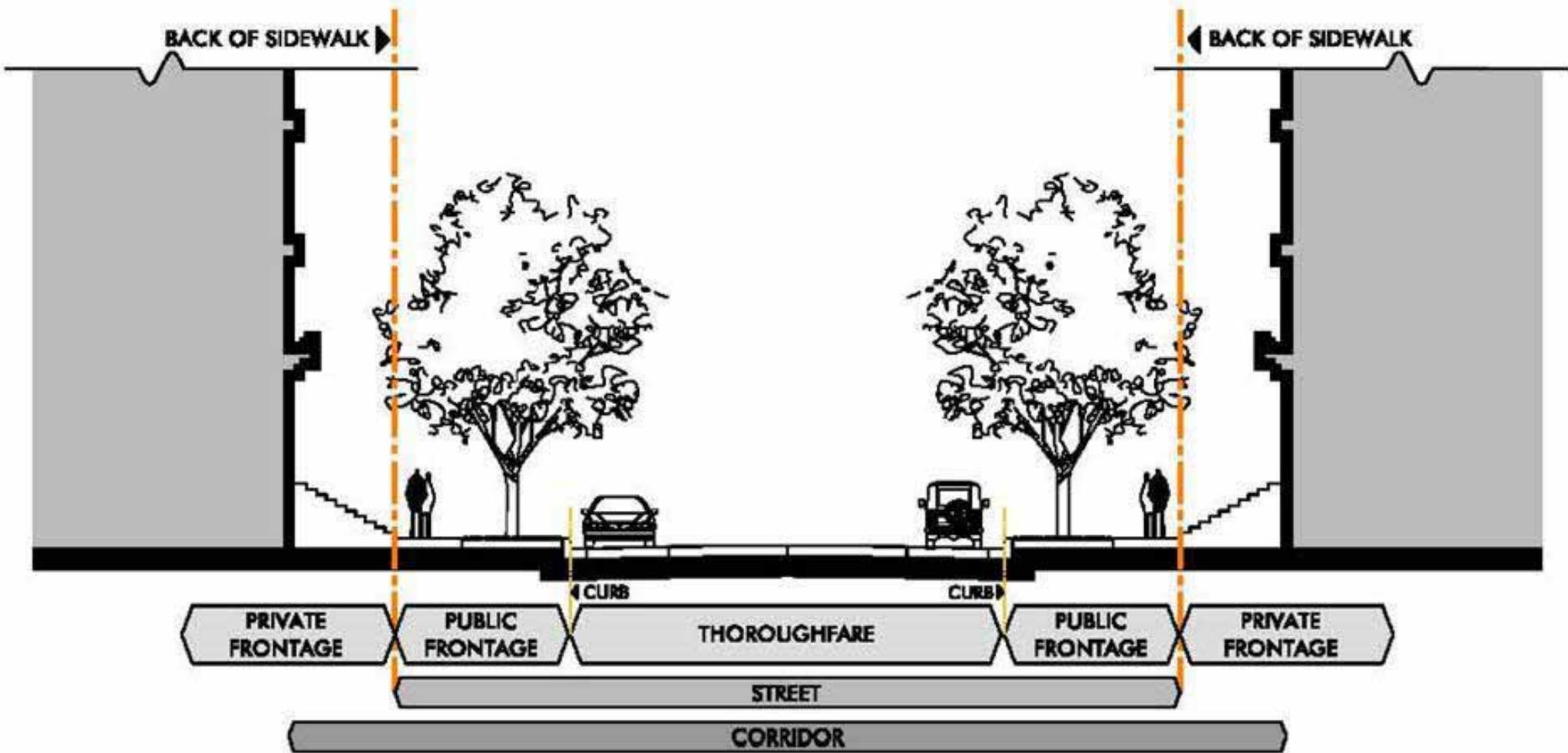
Private Frontage : Definition

Private frontage includes both:

- 1) Portions of a property between the back of sidewalk line and the primary building façade along any street.
- 2) Portions of all primary building facades up to the top of the first or second floor.



"Corridor" Definition of Terms

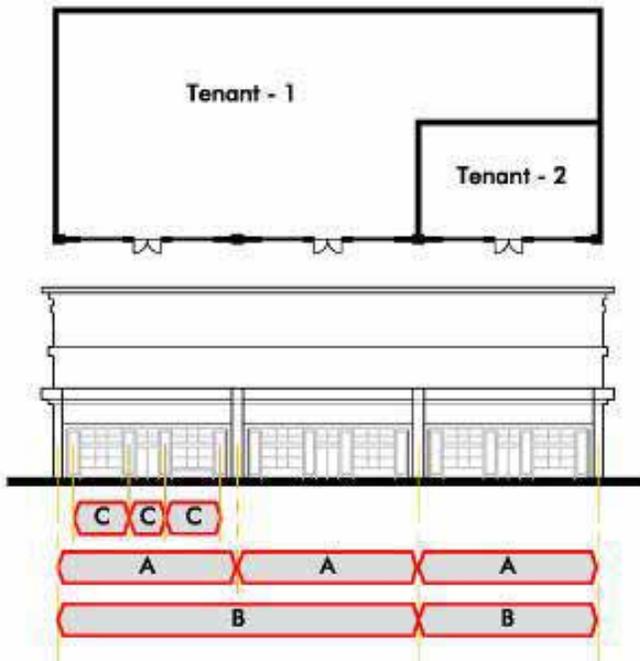


Private Frontage Types - Shopfront

12.64.206.PRIVATE FRONTAGE - 2) TYPES

1) SHOPFRONT

The shopfront frontage type defines the primary treatment for ground-level commercial uses oriented to display and access directly from public sidewalks. Each shopfront must contain at least one welcoming building entrance. It shall have clear-glass display windows framed within storefront pilasters and base. A minimum 3 foot zone behind the window glazing must provide an unobstructed view of the establishment's goods & services. Entrances are constructed at sidewalk grade. Shopfront composition should include projecting signs, as well as window signs and awning signs. Close proximity to high volumes of pedestrian traffic make attention to craft and visual interest within the storefront façade important. Shopfront and awning design should vary from shopfront to shopfront. Shopfronts are built up to the back of the public sidewalk, and any setback areas must be treated as extensions of the sidewalk space. Recessed entrances are permitted with a maximum width of 15 feet. Restaurant shopfronts may set back a portion of the shopfront façade to create a colonnaded outdoor dining alcove that is a maximum of 12 feet deep. The set back portion of façade that is oriented towards the street must have display windows. The alcove must also have columns along the sidewalk at a maximum spacing of 15 feet on center. The alcove may not rely on adjacent buildings for enclosure. The shopfront frontage type is specifically intended to provide block frontages with a multiplicity of doors and display windows - so shopfront width must generally be kept to a minimum and shall not exceed the lengths shown in the 12.64.206.2) Shopfront Regulations chart.

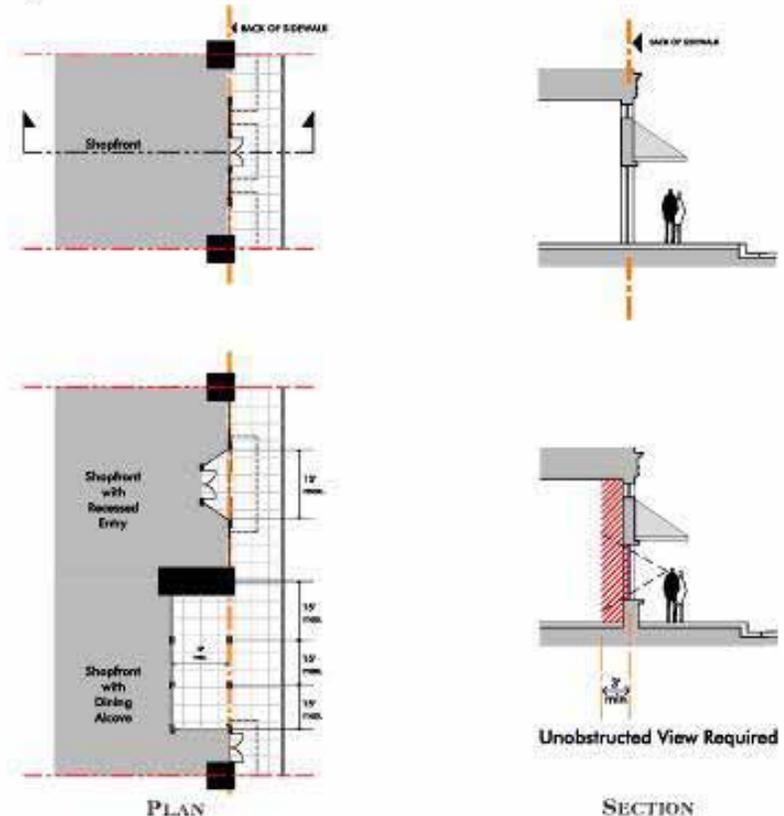


A- Shopfront Length is the length of each Shopfront Frontage Type segment as measured from centerline to centerline of the articulation elements at either edge of the Shopfront segment.

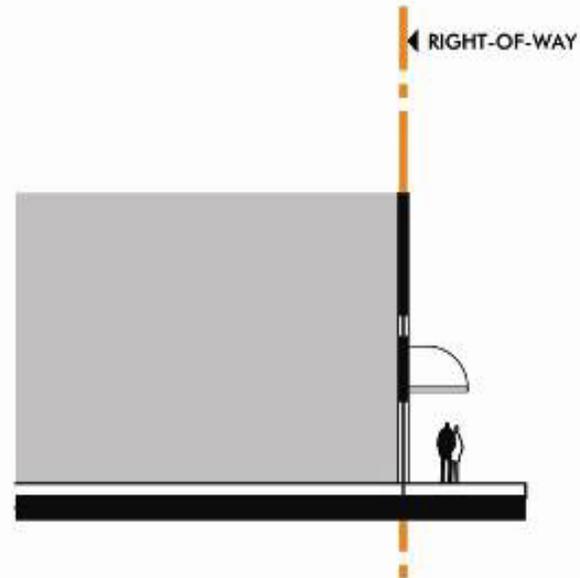
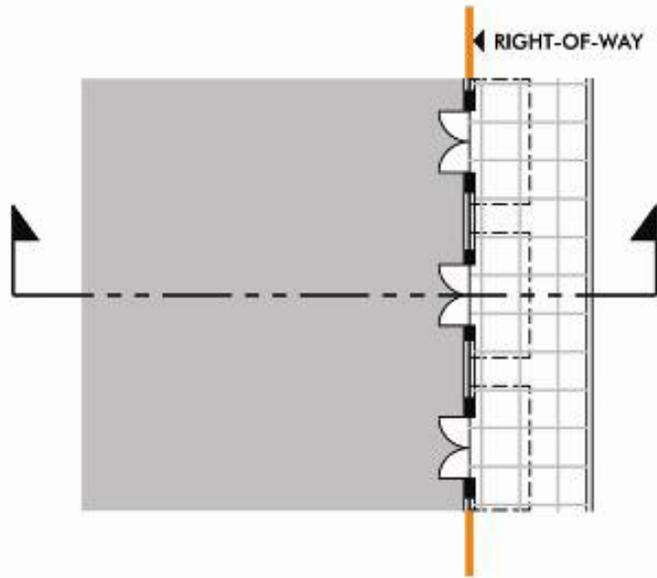
B- Tenant Length is the length of each Tenant Frontage that faces directly onto a Street.

C- Articulation Increment is the length between each Articulation Element in a Shopfront segment as measured from centerline to centerline of permitted Shopfront Length Articulation Elements (see 23.02.502, Building Length Missing Regulations)

12.64.206.2)1) SHOPFRONT REGULATIONS			
12.64.100, Districts	Downtown Core		All Other Districts
	Along Main St.	Other Streets	
A - Shopfront Length	50' max. (longer than 50' is provisional for Anchor Retail only)		N/A
B - Tenant Length	50' max. (longer than 50' is provisional for Anchor Retail only)		N/A
C - Articulation Increment	25' max.	50' max.	50' max.



Private Frontage Types - Shopfront

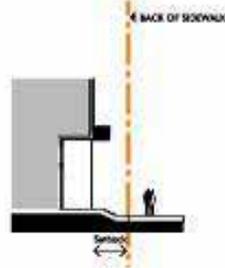
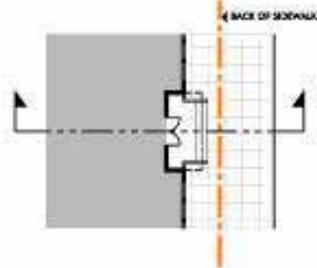


Private Frontage Types

PLAN

SECTION

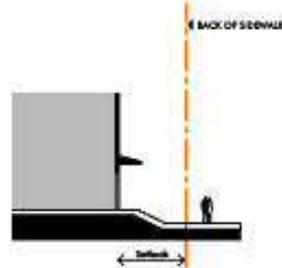
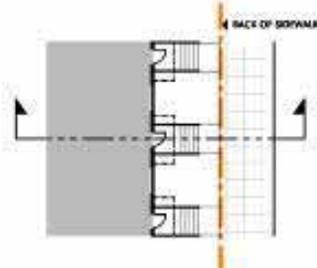
12.64.206.PRIVATE FRONTAGE - 2) TYPES



6) GRAND ENTRY

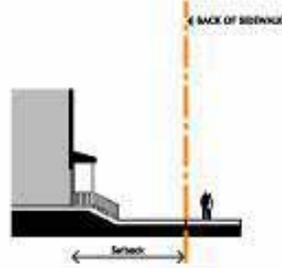
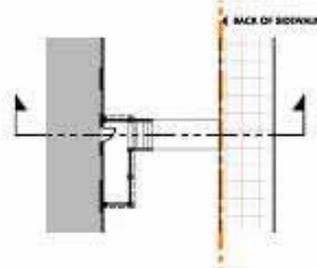
A grand entrance is an entrance with a grand architectural expression that typically provides access to building lobbies. A grand entrance should be prominent and easy to identify. Entrances may be inset up to 5 feet from the primary building wall and are typically raised above the sidewalk. This frontage type is appropriate for office and multi-family residential uses accessed from a shared lobby. Setback areas may be landscaped, paved, or be a combination of landscaping and paving.

Where use of a grand entrance is limited it is intended to provide access to upper level residential, office or hotel uses within Commercial and Mixed Use Buildings featuring ground level shopfronts. When used in this way, the setback area treatment is determined by the shopfronts' requirements.



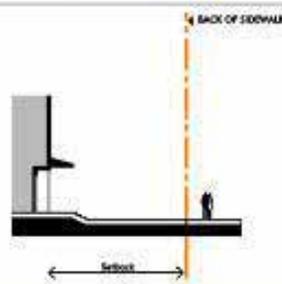
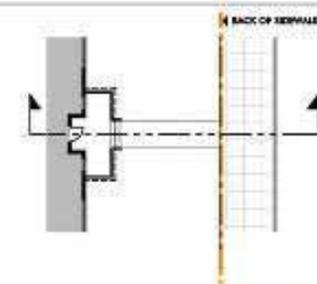
7) STOOP

A stoop is an entrance stairway to a residence typically constructed close to the sidewalk. Stoops may feature a portico entrance at the top of the stair, and may encroach into the front setback area. Multiple stoops may be combined to increase the scale of the entrance. This frontage type is suitable only for residential use. Setback areas must be landscaped.



8) PORCH

A porch is a roofed space, open along two or more sides and adjunct to a building, commonly serving to shelter an entrance and provide a private outdoor space appended to a residence. Porches may serve multiple entrances. When expressed as a separate mass appended to the primary front building plane, the porch may encroach into the front setback zone. This frontage type is appropriate for residential use only. Setback areas must be landscaped.



9) FRONT DOOR

A front door features a residence's main entrance with a deep setback, creating a gracious open space along the property frontage. This frontage type is appropriate for residential use only. Setback areas must be landscaped.

Street, Surface Water Management, and Open Space Regulations

FIG. 12.64.004. HOW TO USE BOOK II: DEVELOPMENT REGULATIONS

DISTRICT REQUIREMENTS

**12.64.100.
DISTRICT REQUIREMENTS**

**12.64.100.
DISTRICTS MAP**

locate the property in question on the District Map and identify the applicable District(s)

12.64.101. DOWNTOWN CORE	12.64.102 DOWNTOWN NEIGHBORHOOD
12.64.103. DOWNTOWN TRANSITION DISTRICT	12.64.104. SR 522 CORRIDOR
12.64.105. GENERAL DOWNTOWN CORRIDOR	12.64.106. SUNRISE/VALLEY VIEW NEIGHBORHOOD
12.64.107. CAMPUS	12.64.108. PARK AND PUBLIC OPEN SPACE

review the District-Specific regulations for the property's District(s)

reference the definitions and specifications that follow in sections 12.64.200. - 12.64.600.

REGULATORY DEFINITIONS, GENERAL REQUIREMENTS, AND GUIDELINES

**12.64.200
SITE DEVELOPMENT REGULATIONS**

12.64.201. BUILDING USE	12.64.202. BUILDING HEIGHT
12.64.203. SPECIAL HEIGHT REGULATIONS	12.64.204. BUILDING ORIENTATION
12.64.205. PUBLIC FRONTAGE	12.64.206. PRIVATE FRONTAGE
12.64.207. FRONT YARD SETBACK	12.64.208. SIDE YARD SETBACK
12.64.209. REAR YARD SETBACK	12.64.210. ALLEY SETBACK
12.64.211. FRONTAGE COVERAGE	12.64.212. BUILD-TO-CORNER
12.64.213. MAXIMUM BUILDING LENGTH	12.64.214. SPACE BETWEEN BUILDINGS

review the definitions and specifications for each site development regulation

**12.64.300.
STREET, SURFACE WATER MANAGEMENT AND OPEN SPACE REGULATIONS**

**12.64.301
STREET REGULATIONS**

review street regulations

**12.64.302.
SURFACE WATER MANAGEMENT REGULATIONS**

review surface water management regulations

**12.64.303.
PROVISION OF OPEN SPACE**

review provision of open space regulations

**12.64.304.
GENERAL OPEN SPACE REQUIREMENTS**

review general open space requirements

**12.64.305.
STREET AND OPEN SPACE GUIDELINES**

review street and open space guidelines

**12.64.400.
PARKING REGULATIONS**

**12.64.401.
PARKING TYPES**

review the definitions and specifications for each parking type

**12.64.402.
PROVISION OF PARKING**

review provision of parking requirements

**12.64.403.
PARKING GUIDELINES**

review parking guidelines

**12.64.500.
ARCHITECTURAL REGULATIONS**

**12.64.501.
BUILDING HEIGHT MASSING REGULATIONS**

review the definitions and specifications for each building height massing regulations

12.64.502. BUILDING LENGTH MASSING REGULATIONS

review the definitions and specifications for each building length massing regulations

**12.64.503.
ARCHITECTURAL ELEMENTS REGULATIONS**

review architectural element regulations

**12.64.504.
ARCHITECTURAL STYLES**

**12.64.505.
HISTORIC RESOURCES GUIDELINES**

review guidelines for historic resources

**12.64.600.
SIGNAGE REGULATIONS**

**12.64.601.
GENERAL SIGNAGE REGULATIONS**

review general signage definitions, requirements, and guidelines

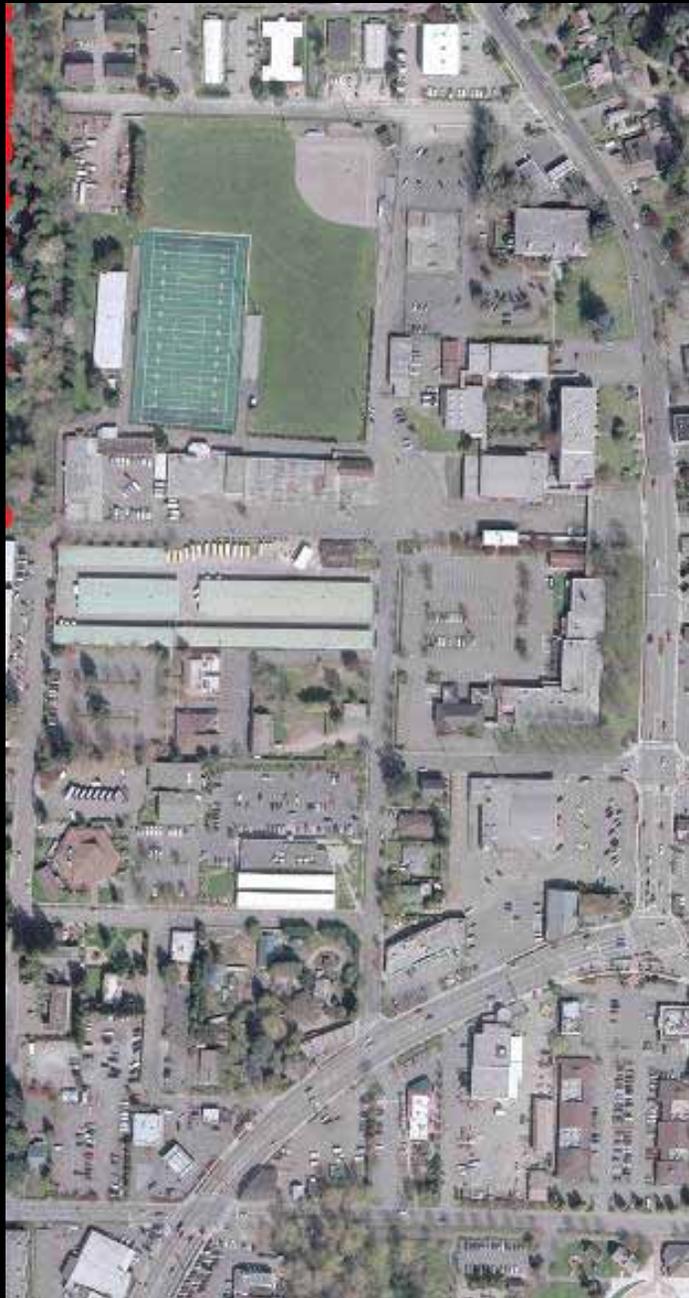
**12.64.602.
SIGN TYPE REGULATIONS**

review the regulations for each Sign Type

In order to code an area
where the block & street
pattern has not been
established...

(e.g. a large assembled
redevelopment site)

Large Site – Street Network has not been established



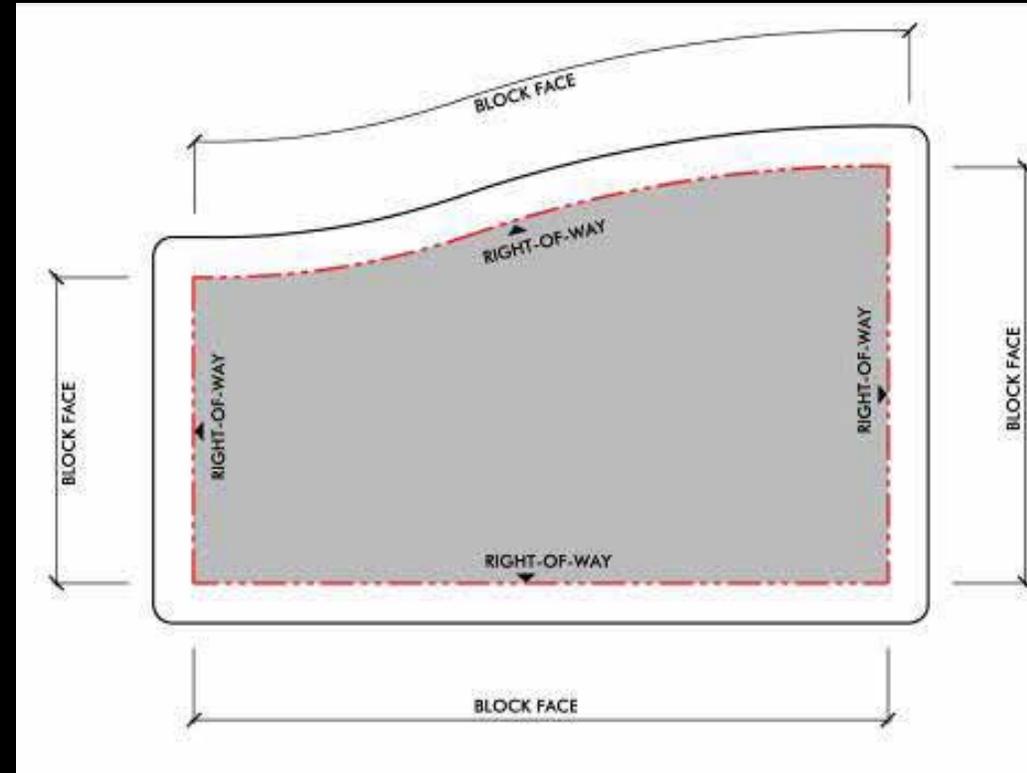
Existing Conditions



Envisioned Future

Maximum Block/Parcel Size

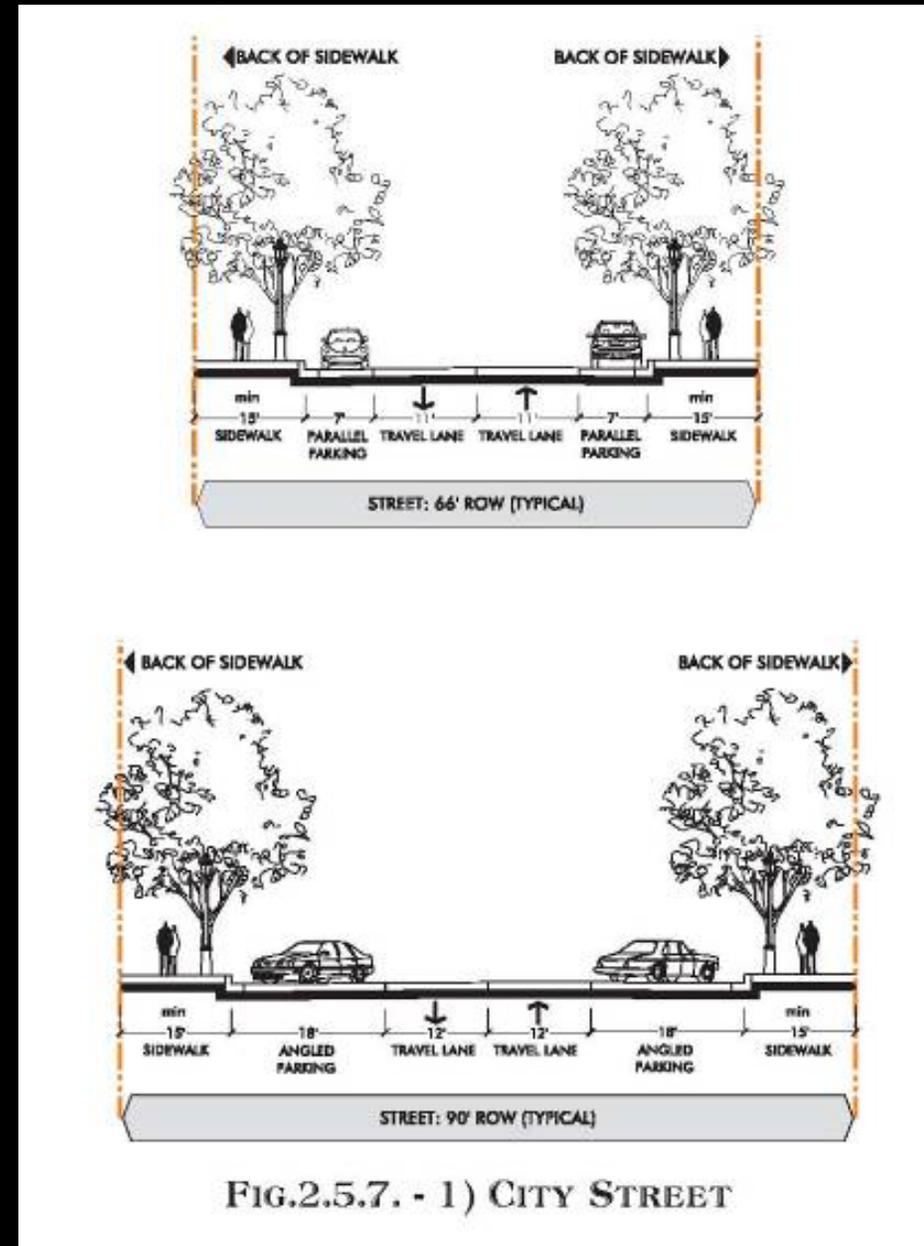
In order to create a pedestrian-friendly and walkable district, any development proposed on a single parcel or assembled parcel larger than the maximum parcel size must provide a new street(s).



The perimeter of block shall NOT exceed 1500 feet

Street Types (New Street Design)

For each district, permitted Street Types are determined for the design of new streets.



Parking,
Architecture, and
Signage
Regulations

FIG. 12.64.004. HOW TO USE BOOK II: DEVELOPMENT REGULATIONS

DISTRICT REQUIREMENTS

**12.64.100.
DISTRICT REQUIREMENTS**

**12.64.100.
DISTRICTS MAP**

↓
locate the property in question on the District Map and identify the applicable District(s)

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12.64.107. CAMPUS	12.64.108. PARK AND PUBLIC OPEN SPACE

↓
review the District-Specific regulations for the property's District(s)

↓
reference the definitions and specifications that follow in sections 12.64.200. - 12.64.600.

REGULATORY DEFINITIONS, GENERAL REQUIREMENTS, AND GUIDELINES

**12.64.200
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12.64.211. FRONTAGE COVERAGE	12.64.212. BUILD-TO-CORNER
12.64.213. MAXIMUM BUILDING LENGTH	12.64.214. SPACE BETWEEN BUILDINGS

↓
review the definitions and specifications for each site development regulation

**12.64.300.
STREET, SURFACE WATER MANAGEMENT AND OPEN SPACE REGULATIONS**

**12.64.301
STREET REGULATIONS**

↓
review street regulations

**12.64.302.
SURFACE WATER MANAGEMENT REGULATIONS**

↓
review surface water management regulations

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PROVISION OF OPEN SPACE**

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review provision of open space regulations

**12.64.304.
GENERAL OPEN SPACE REQUIREMENTS**

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SIGNAGE REGULATIONS**

**12.64.601.
GENERAL SIGNAGE REGULATIONS**

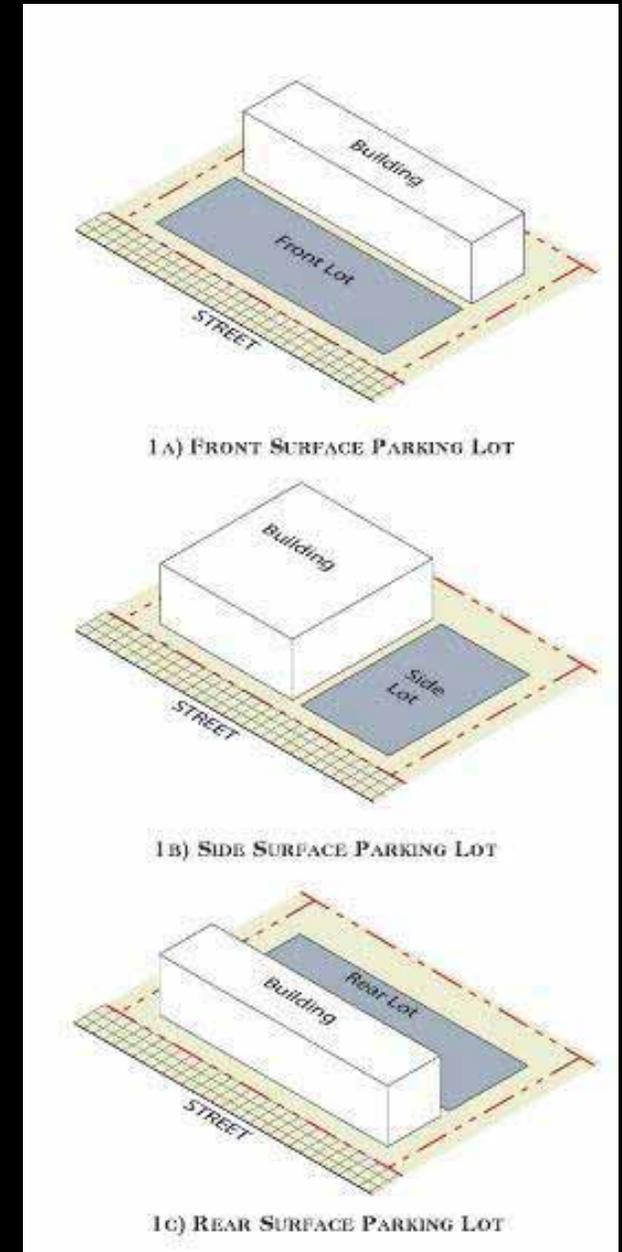
↓
review general signage definitions, requirements, and guidelines

**12.64.602.
SIGN TYPE REGULATIONS**

↓
review the regulations for each Sign Type

Parking Types

Permitted parking types are determined by *District*



Examples of Parking Types

Architectural Styles

12.64.505 ARCHITECTURAL STYLES

This section contains a discussion of a range of the predominant architectural styles found among existing buildings in downtown Bothell. A small number of buildings designed in other styles or displaying a degree of stylistic influence from other styles (for example, Art Deco influence on decorative elements of the Anderson Building) can be found in downtown, but detailed descriptions of those styles have not been included here. Reference books such as *What Style is It? A Guide to American Architecture* by John C. Poppeliers & S. Allen Chambers (Hoboken, NJ: John Wiley & Sons, Inc., 2003) may be consulted for further detail on these and other architectural styles. Within individual style descriptions below, the dates shown indicate the historic period of initial popularity of the style.

With the goal of strengthening downtown Bothell's "sense of place" and architectural character and building on its heritage in mind, the Architectural Styles discussed here are included to provide a basis for reinforcing and strengthening the character of predominant building fabric in the project area in the design of new buildings and development, whether through the full emulation and/or interpretation of one of the predominant building styles. Alternatively, where a predominant downtown architectural style is not used, the information is intended to provide guidance for architects and developers to make sensitive reference to, incorporate, and/or harmonize with characteristics of predominant architectural styles such as (but not limited to) massing, horizontal and vertical scale increments, façade composition, roof form, architectural elements, materials, and colors.

1) Early 20th Century Commercial Style (1900 - 1930)

a) Features of the Early 20th Century Commercial Style:

The Early 20th Century Commercial Style was a simple, economical and adaptable style that arose in reaction to the perception of overly ornate Victorian and Neoclassical styles that preceded it. It incorporated classical principles of base, shaft and capital organization of massing and façade composition but without a full iteration of the classical orders, using simplified elements instead.

- i) The style was applied to all types of commercial and mixed-use buildings.
- ii) Building massing is typically composed of one simple volume, where applied, additions are also of simple volumes. The style is easily adapted to unusual sites.
- iii) Roofs are flat, hipped, or gabled. A false front commonly hides the roof profile at the storefront façade.
- iv) Front façades are flat with a shaped parapet at the roofline, occasionally with a projecting cornice instead or as well. The parapet is well-detailed with a continuous parapet cap or a built-up cornice.
- v) Wall materials of the primary building are generally patterned masonry wall surfaces (brick, tile, etc.). Stucco (above the ground floor) and painted horizontal wood siding are also used with strong trim elements.

vi) All buildings and all storefronts have a base.

vii) Ground floor storefronts are contained within a large opening in the primary wall material. They may continue to use that material, or in many cases the storefront has its own architecture and materials distinct from the building yet complementary to it as well.

viii) Storefront glazing is composed of large panes of shop windows, with a continuous horizontal band of commercial clerestory windows above shop windows and the entrance door.

ix) Fabric awnings are often used at commercial clerestory windows or preferably above; they should be divided into segments to match window divisions rather than a single continuous awning.

x) Façade windows above or outside the storefront are typically symmetrically composed in relation to the storefront, sometimes in groups.

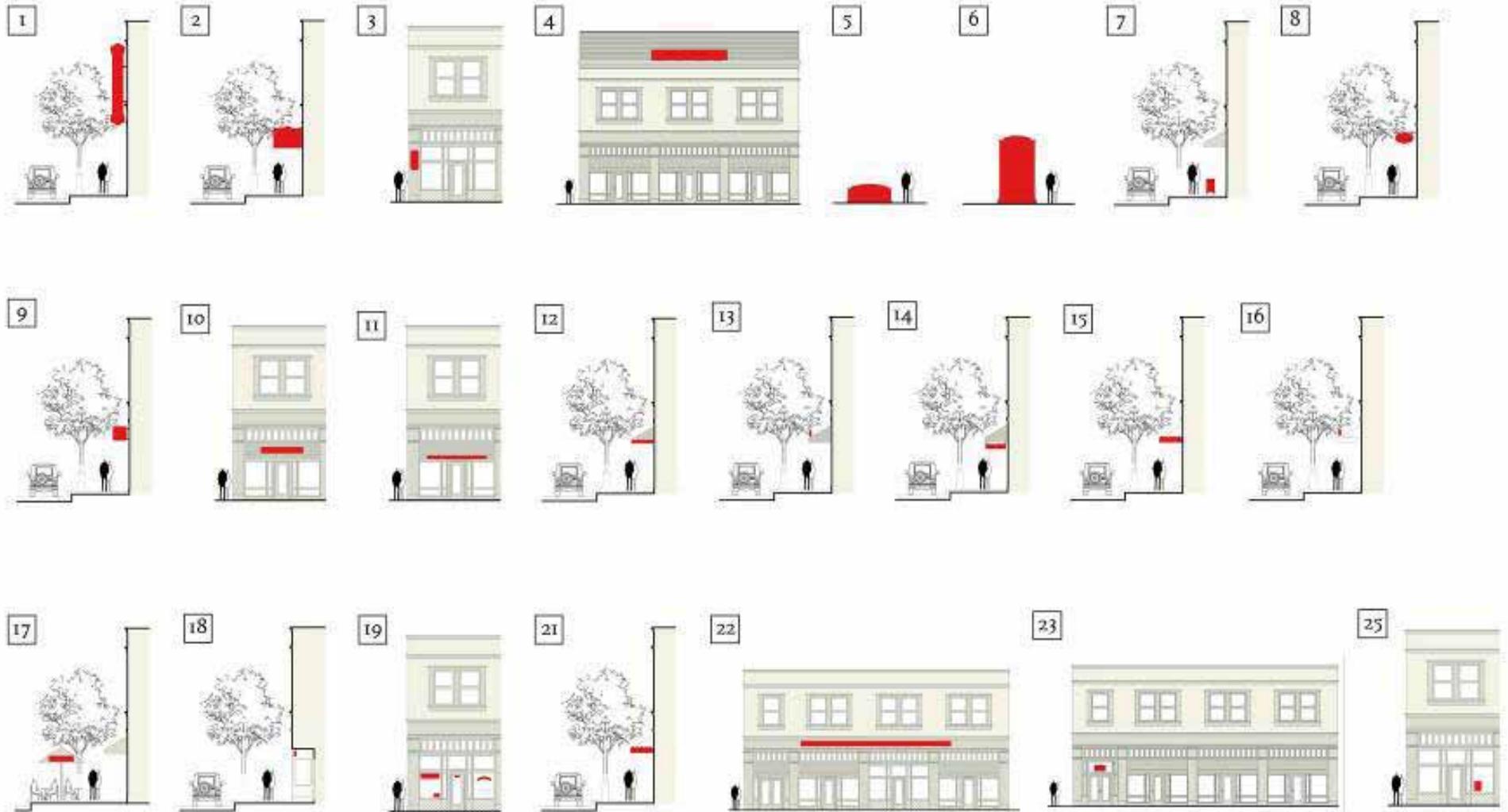
xi) The front entrance to upper story uses is distinct from the storefronts, and is attractively detailed to be recognizable as not a storefront component.

xii) Window and door shapes are simple and rectangular.

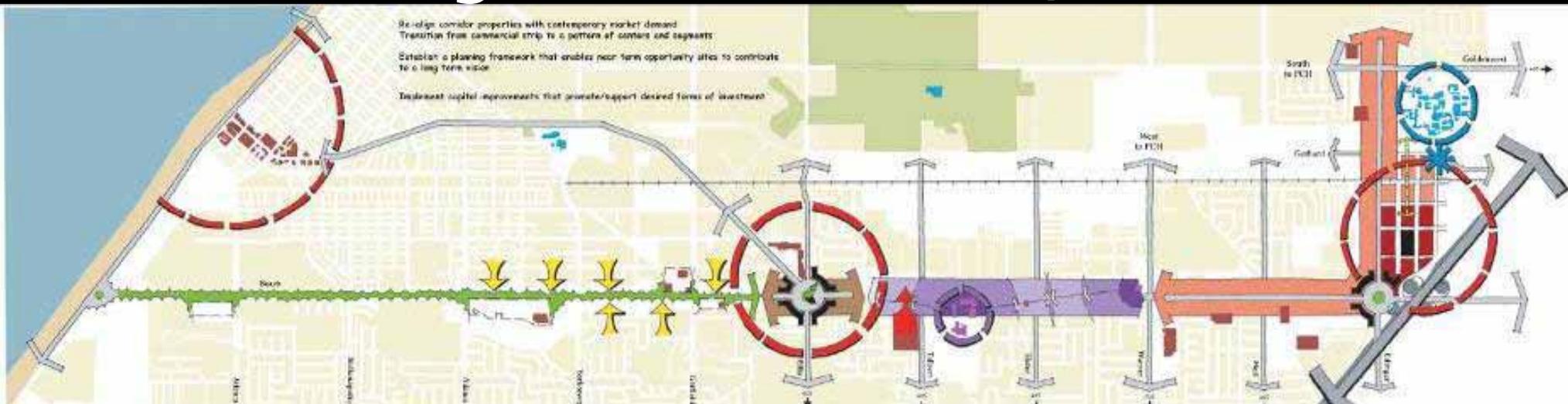
xiii) High quality materials such as glazed ceramic tile, painted carved wood, bronze door hardware, etc. are located at the ground level where customers and tenants come in contact with the building.



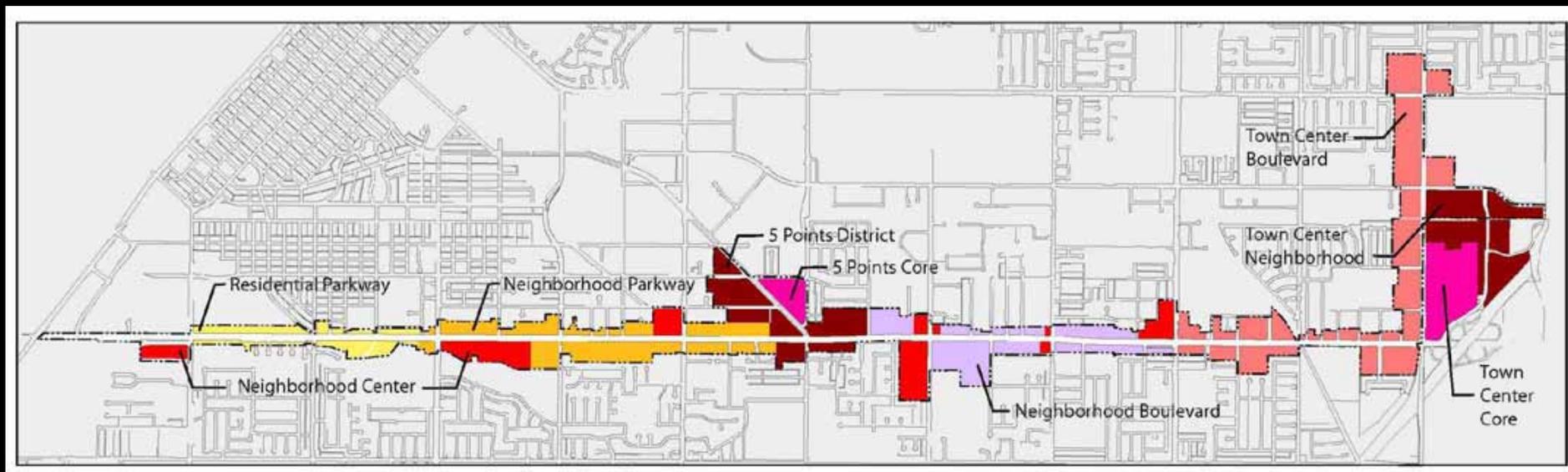
Sign Types



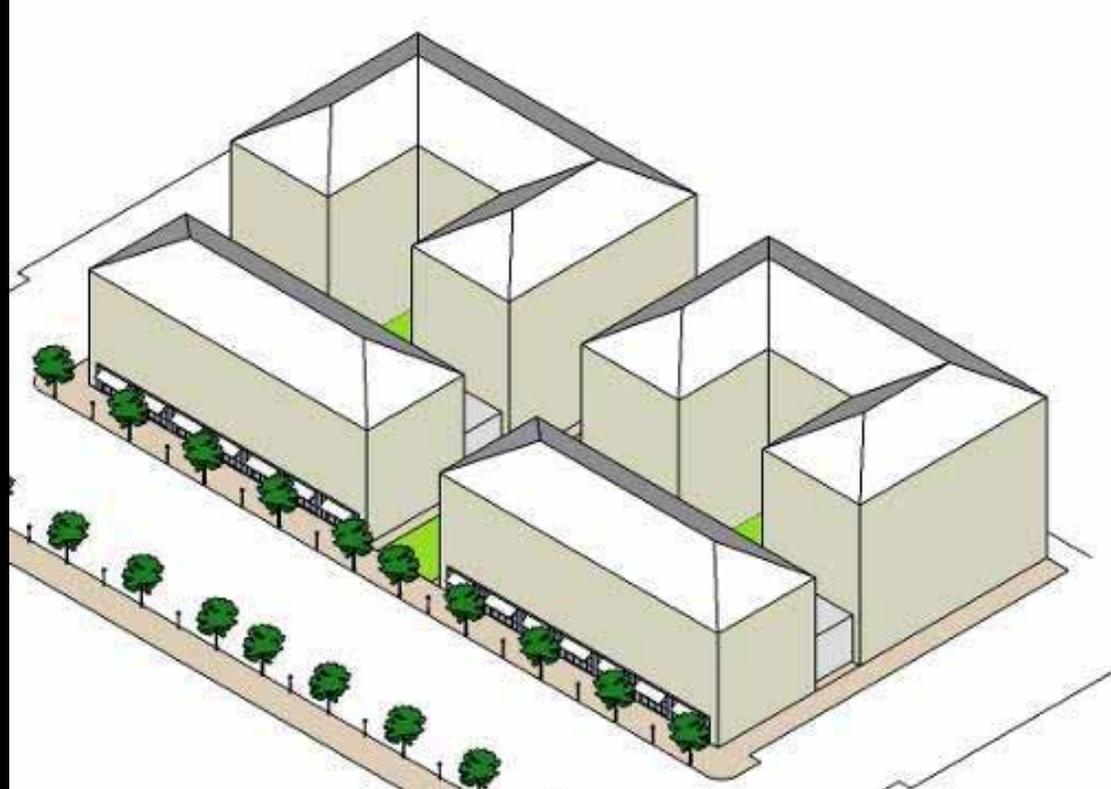
Strategic Action Areas / Priorities



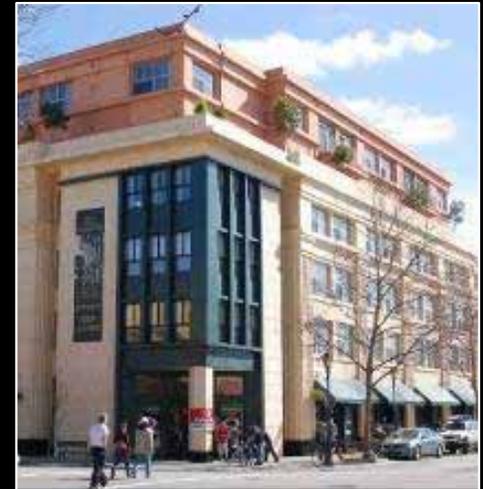
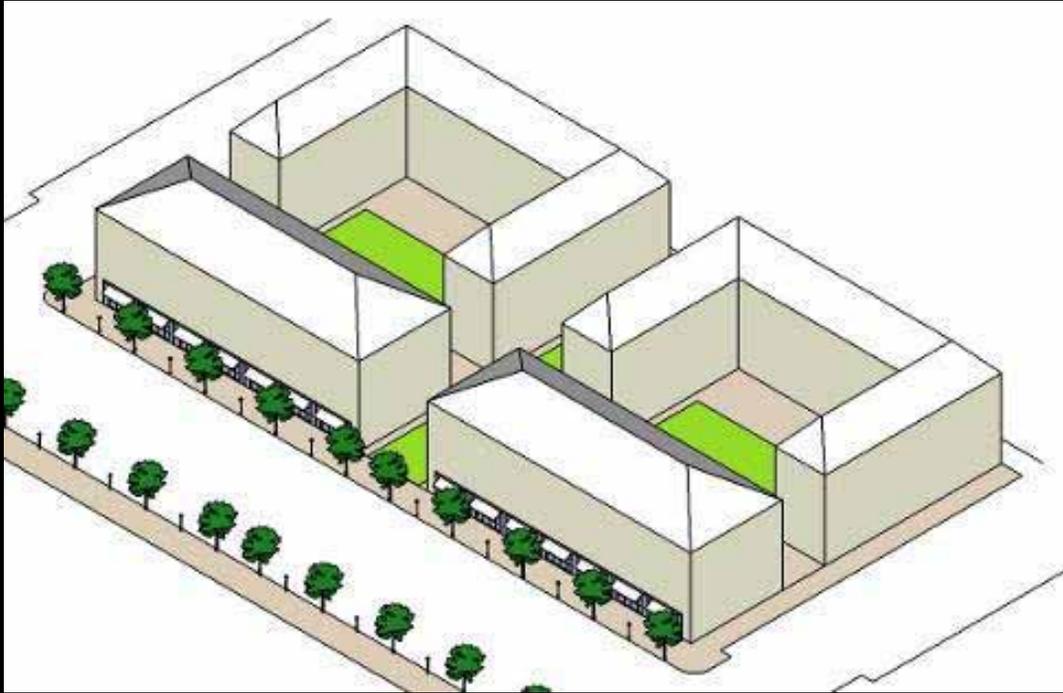
Pattern of Centers & Segments Land Use & Development Framework



Five Points – Core



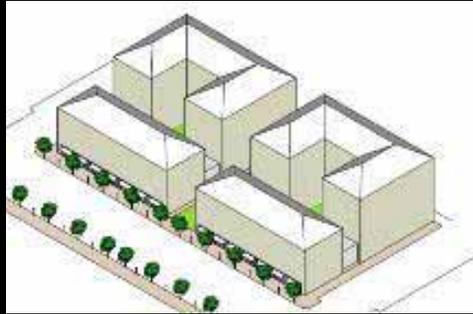
Five Points - District



Neighborhood Center

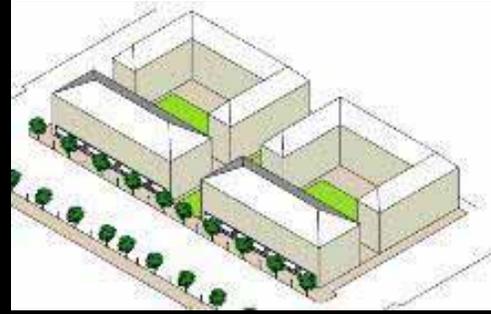


5-Points Core



- *Required:*
Ground floor
retail shopfronts
- *Permitted:*
Housing, office,
lodging above
- 3 – 8 Floors
- Urban frontage
treatments: Wide
sidewalks with
trees in grates
and pedestrian
scale streetlights

5-Points District



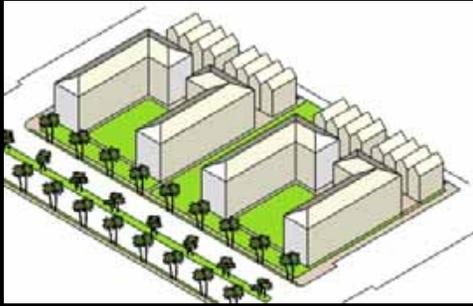
- *Permitted:*
Housing, Office,
Lodging,
Neighborhood
Retail
- 2 – 6 floors
- Urban frontage
treatments: Wide
sidewalks with
trees in grates
and pedestrian
scale streetlights

Neighborhood Center



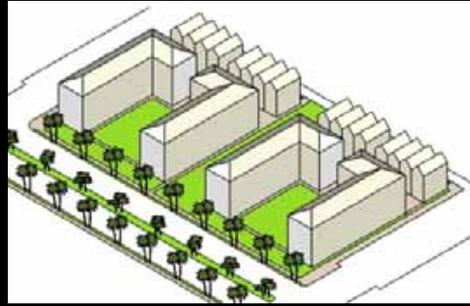
- (Neighborhood centers are limited to acreage shown in District Zones map)
- Neighborhood- serving retail required on ground level
- Upper level housing, office or lodging permitted
- Frontage Coverage @ 50% with building entrances opening out onto public sidewalks
- Sidewalks minimum 12 ft wide; planting strips or curb-side parking required

Residential Parkway



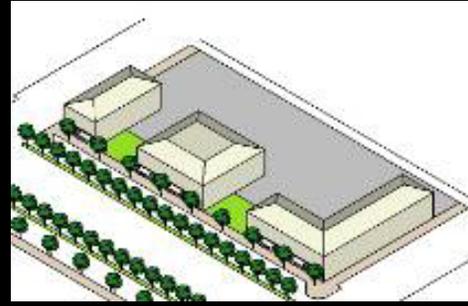
- *Permitted:* Residential; Corner Store Retail
- 1 – 4 floors
- Development oriented to SIDE STS.
- Setback Zone: substantial planting and/or decorative walls & fences

Neighborhood Parkway



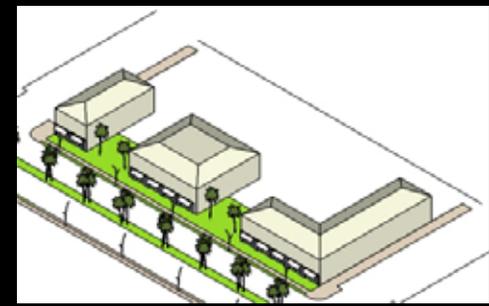
- *Permitted:* Housing, office, and lodging
- 1 – 4 floors
- *Conditional:* Neighborhood /Commercial Corridor Retail; (with screening)
- Development oriented to SIDE STS.
- Setback zone: substantial landscaping

Town Center Boulevard



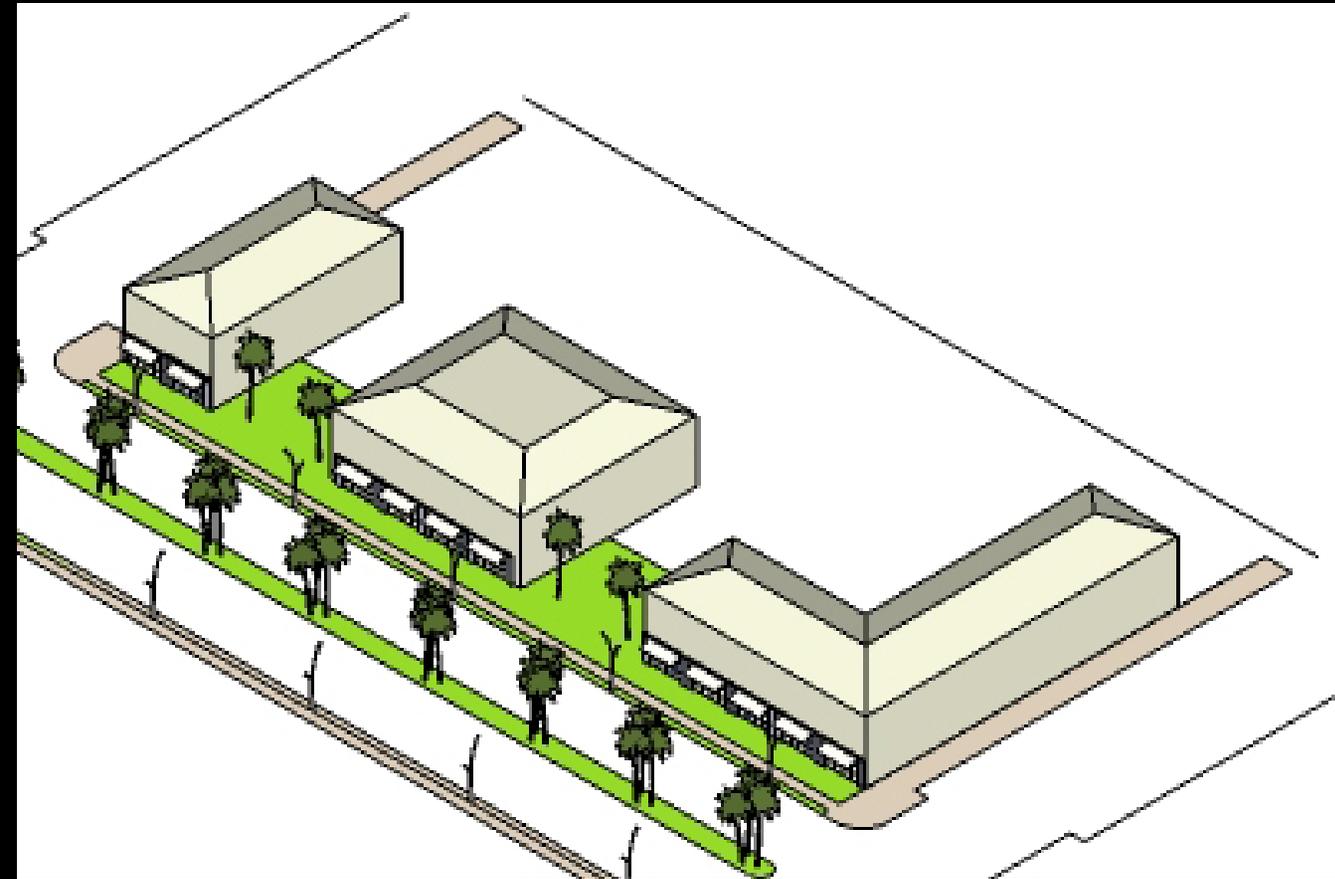
- *Permitted:* Retail, Auto Sales, Office, lodging, housing
- 1 – 4 floors
- Development fronts Beach Blvd./Edinger
- Moderate setbacks w/ formal landscaping

Neighborhood Boulevard

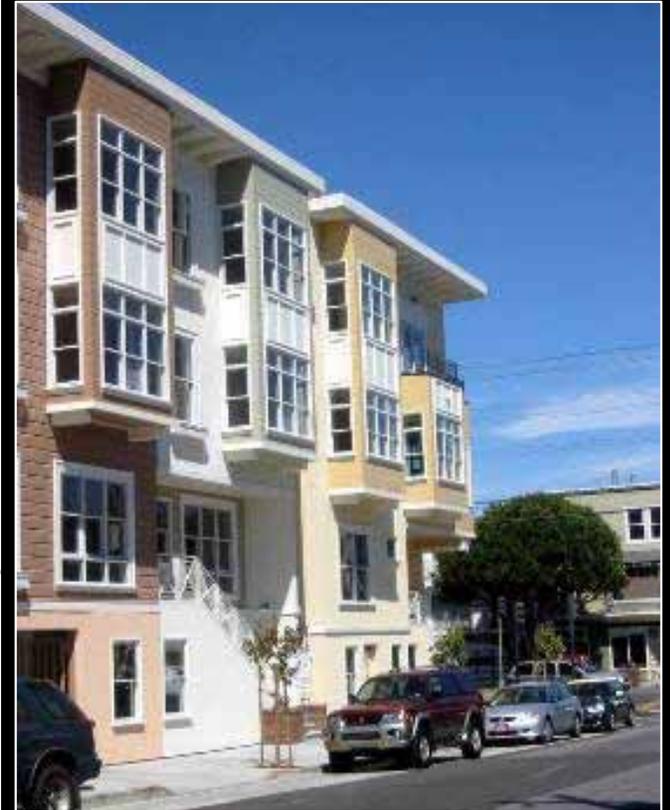


- *Permitted:* Medical, Office, lodging, and housing; Neighborhood Serving Retail & Auto Sales
- 1 – 4 floors
- Development fronts Beach Blvd.
- Moderate setbacks w/ formal landscaping

Town Center Boulevard



Residential Parkway



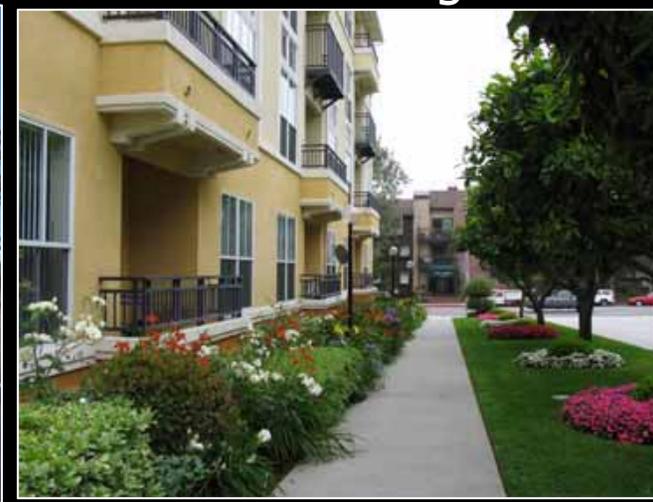
Side street frontage



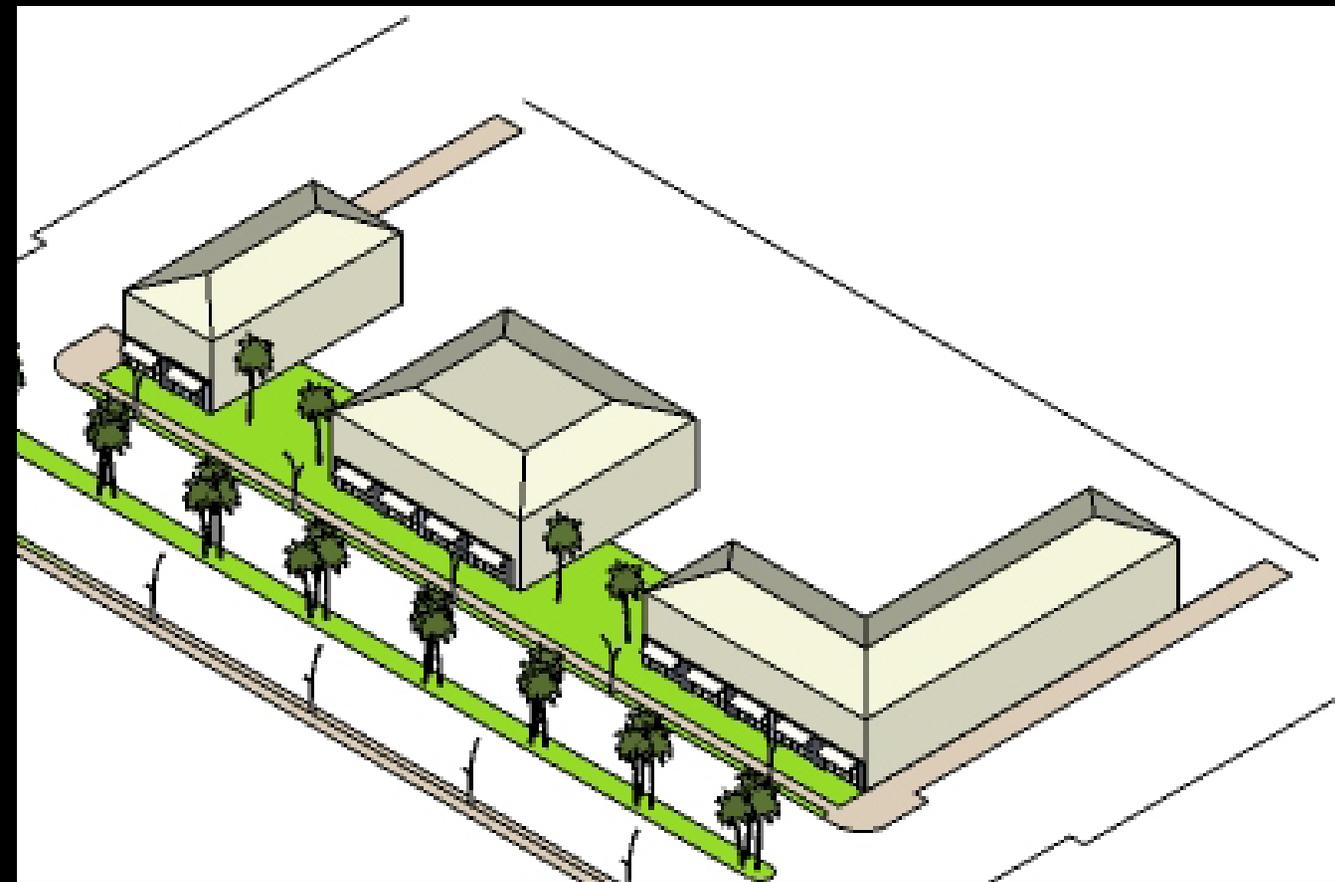
Neighborhood Parkway



Side street frontage



Neighborhood Boulevard



Form-Based Code Essentials

- Form-based code that visually describes **the building's physical characteristics** such as orientation, volume, relationship to the street, articulation.
- Provides investment security by **insuring that buildings will be located nearby buildings of similar type.**

Regulating Code Essentials

- A form-based code's detailed, graphic-based specifications **can streamline the development application, review, and approval process** by providing complete, detailed, and concise specifications.

For more information:

www.formbasedcodes.org

www.smartcodecentral.org

www.ftscities.com