

# What are Form-Based Codes?

How do they differ from Euclidean Codes?



# Purpose





# FBC: Community







# Euclidean: Separation





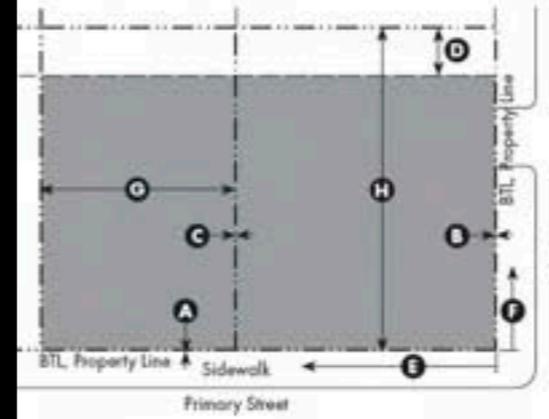
# Priorities



# FBC

- 1. Form
- 2. Use

## 17.21.040 - Town Core (TC) Standards



**Key**

— Property Line	--- Setback Line
--- Build-to Line (BTL)	■ Building Area

Building Placement		
<b>Build-to Line (Distance from Property Line)</b>		
Front	0'	<b>A</b>
Side Street, corner lot	0'	<b>B</b>
<b>Setback</b>		
Side	0'	<b>C</b>
<b>Rear</b>		
Adjacent to residential	15'	<b>D</b>
Adjacent to any other use	10'	<b>D</b>
<b>Building Form</b>		
Primary Street built to BTL	80% min.*	<b>E</b>
Side Street, Corner Lot built to BTL	30% min.*	<b>F</b>
Lot Width	100' max.	<b>G</b>
Lot Depth	200' max.	<b>H</b>

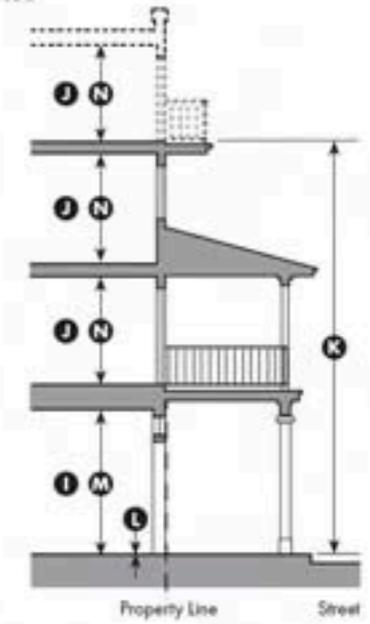
\* Street facades must be built to BTL within 30' of every corner.

**Notes**

All floors must have a primary ground-floor entrance that faces the primary or side street.

Rear-facing buildings, loading docks, overhead doors, and other service entries are prohibited on street-facing facades.

Any building over 75' must be broken down to read as a series of buildings no wider than 75' each.



Use		
Ground Floor	Service, Retail, or Recreation, Education & Public Assembly*	<b>I</b>
Upper Floor(s)	Residential or Service*	<b>J</b>
*See Table 2.1 for specific uses.		
Height		
Building Minimum	22'	<b>K</b>
Building Maximum	3 stories,* 45' **	<b>K</b>
Ancillary Building Max.	2 1/2 stories, 30' **	
Ground Floor Finish Level	12" max. above sidewalk	<b>L</b>
First Floor Ceiling Height	12' min. clear	<b>M</b>
Upper Floor(s) Ceiling Height	8' min. clear	<b>N</b>
*Up to 5 stories with approved use permit		
** All heights measured to eaves or base of parapet		

**Notes**

Mansard roof forms are not allowed.

Buildings greater than 16 units must provide adequate common space for residents in the form of community rooms, roof terraces, or courtyards.

Any section along the BTL not defined by a building must be defined by a 2'6" to 4'6" high fence or stucco or masonry.



# Euclidean Ordinance

- 1. Use
- 2. Form

## ZONING ORDINANCE

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# Results





# FBC: Choice of Environments





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Euclidean: Everything the Same





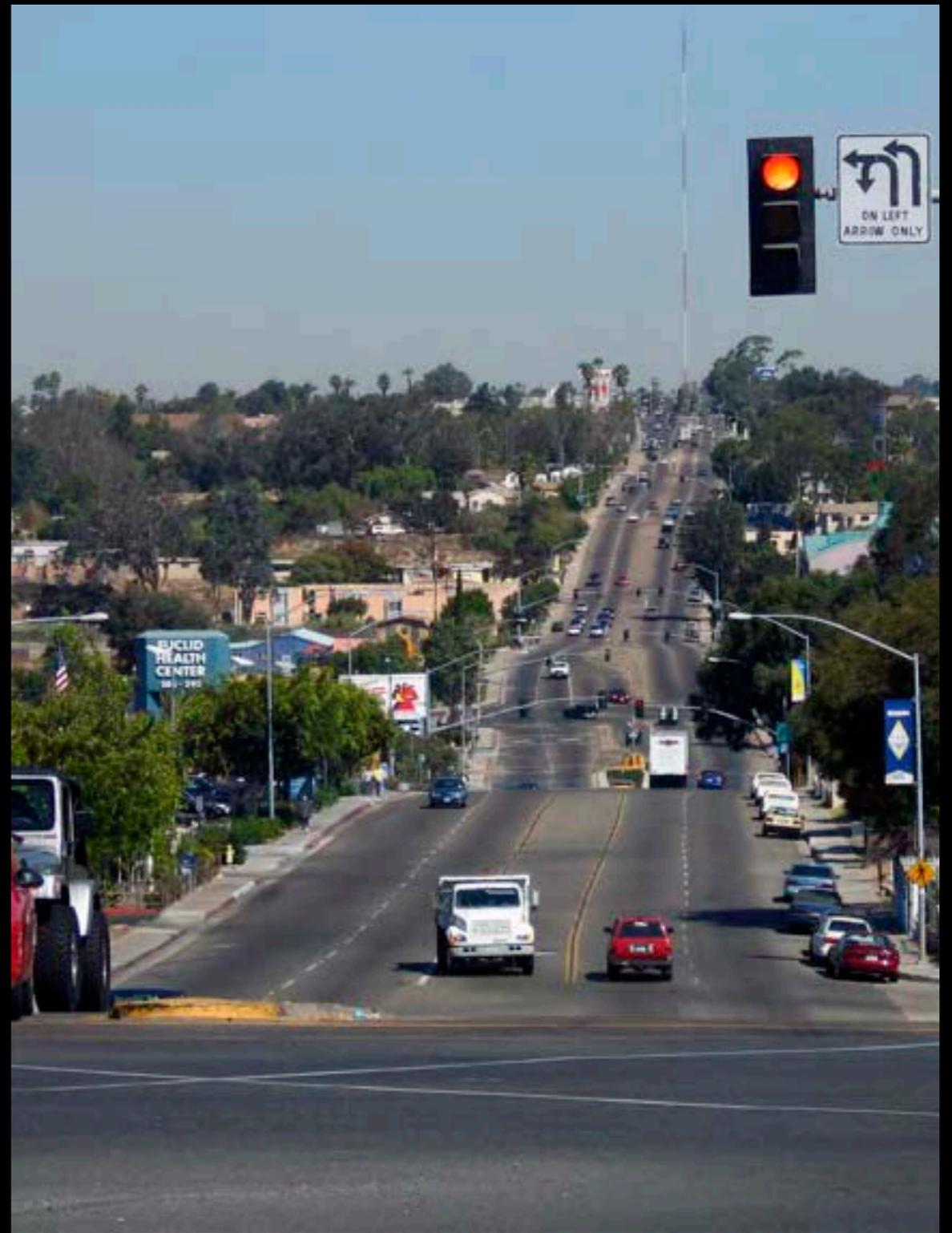
Euclidean: Everything the Same

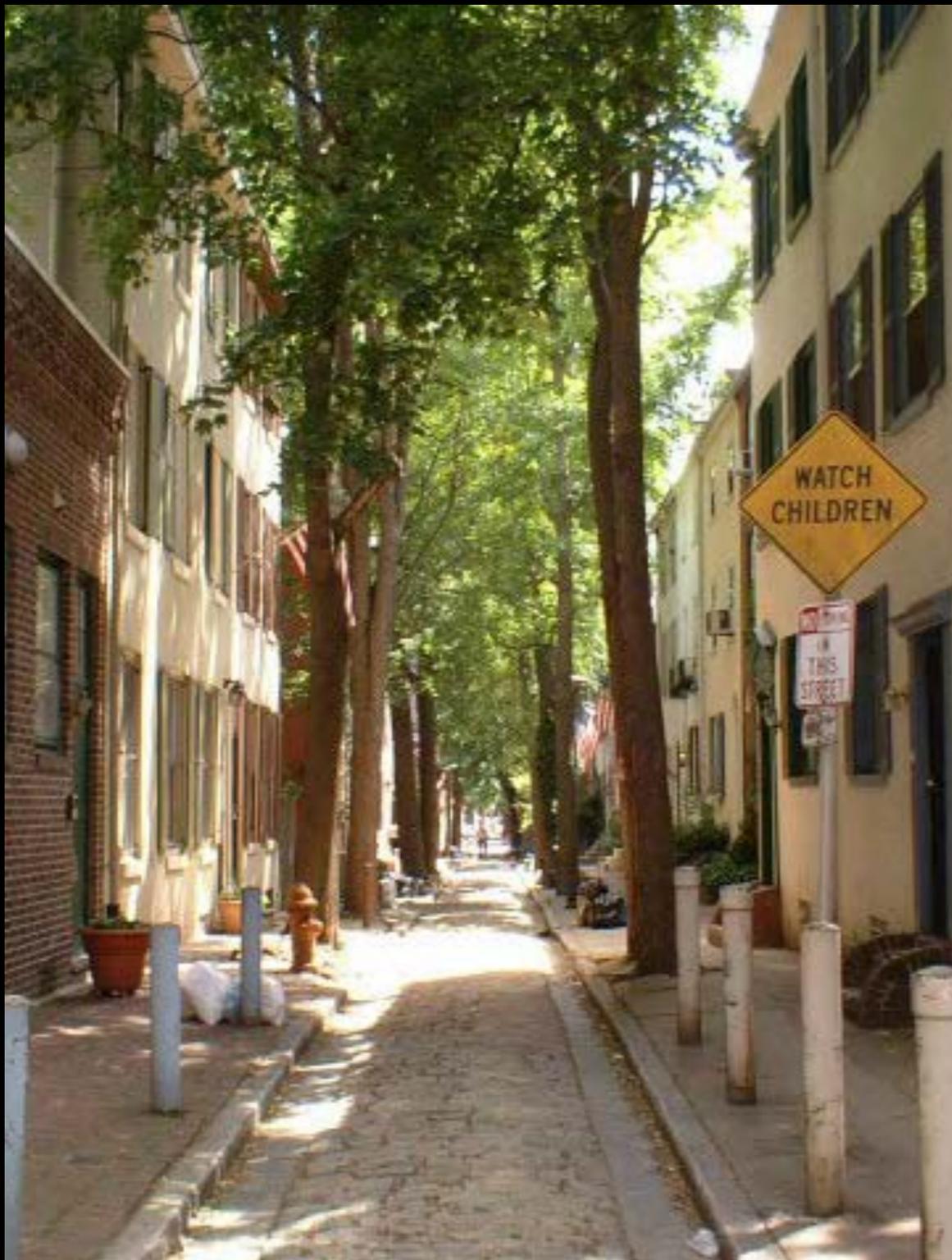


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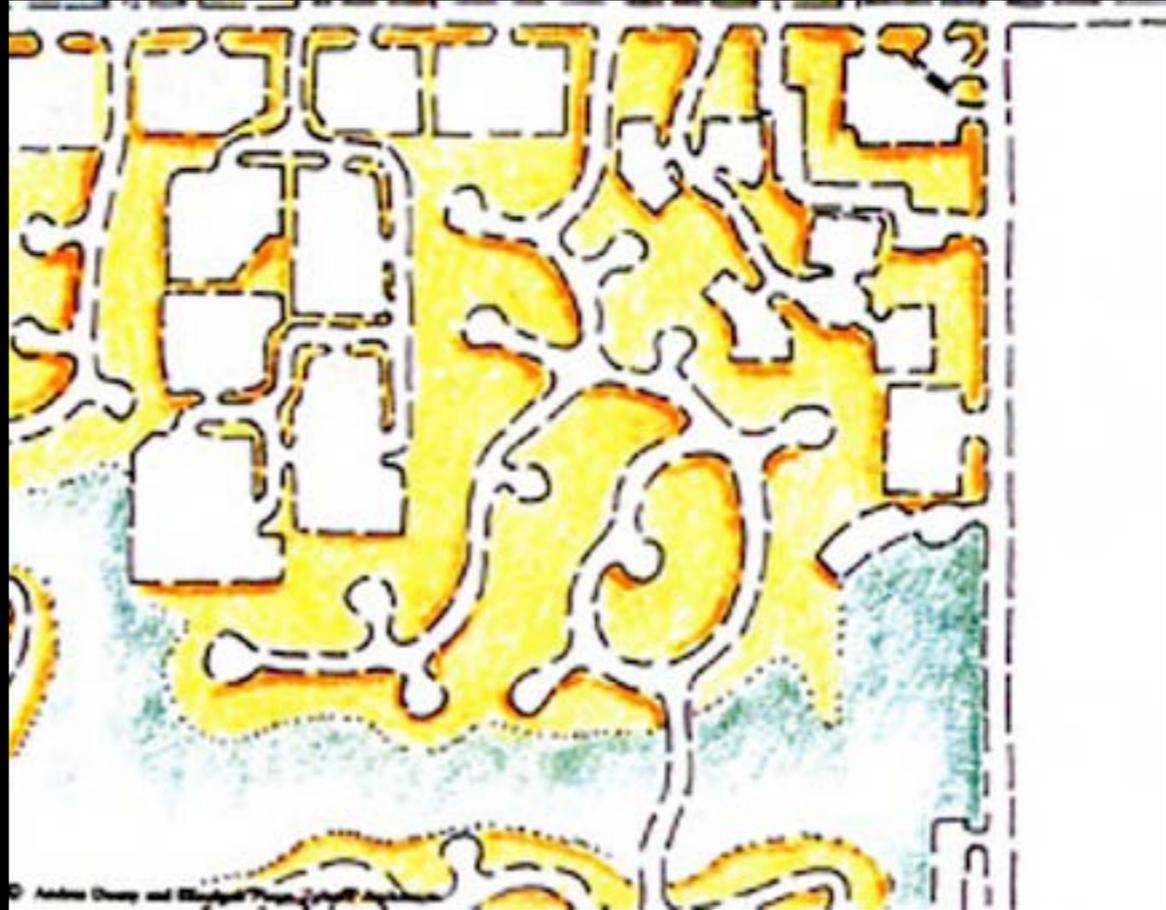
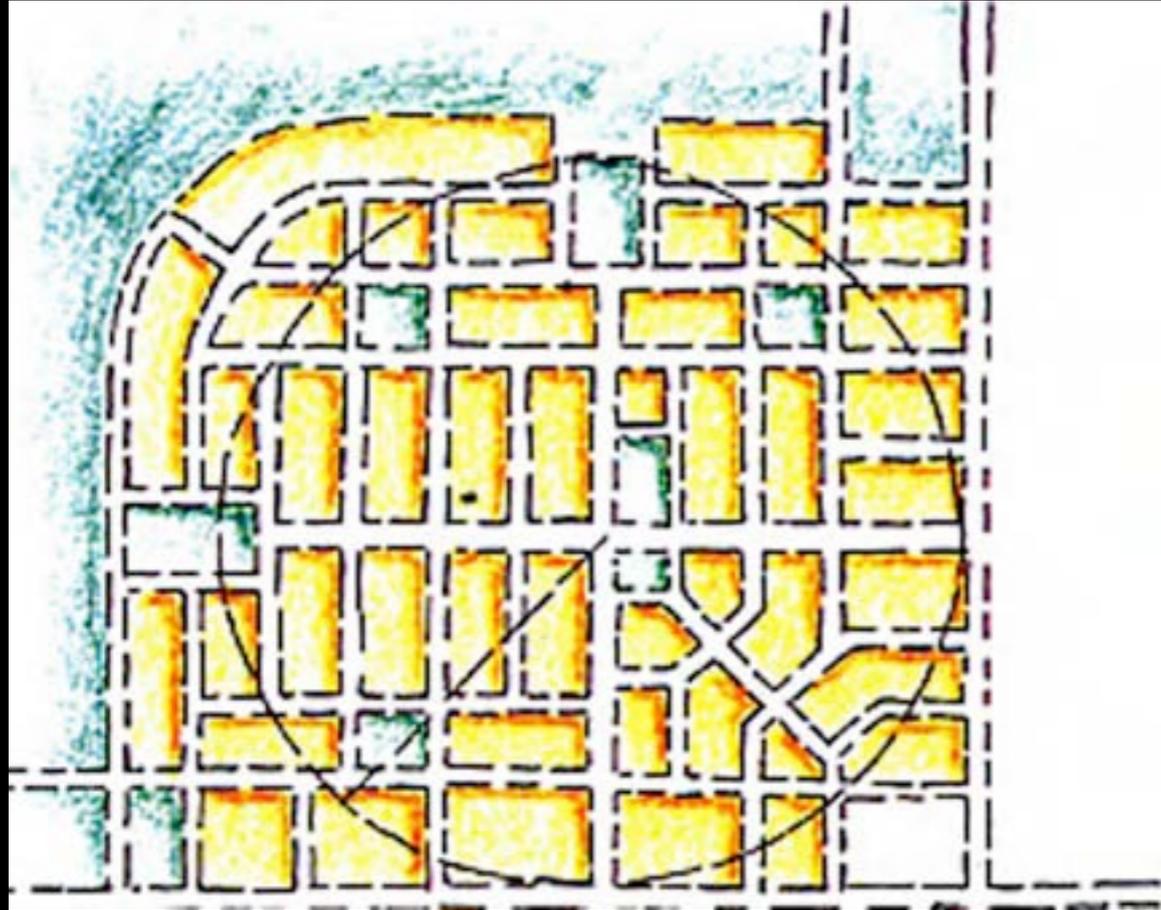






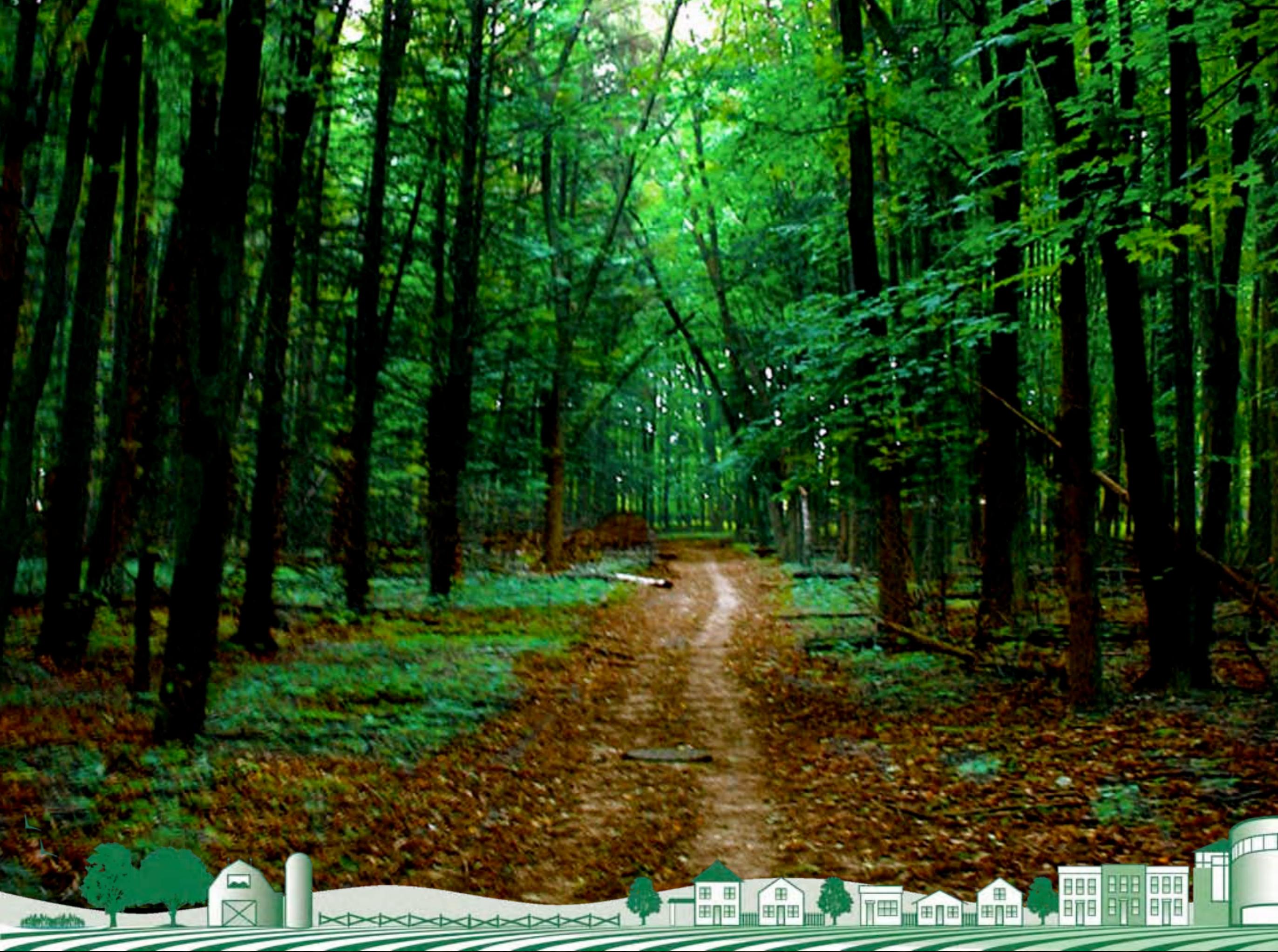






# The Transect













ARTILOUS

20

8

RM



# Building Blocks



T5  
T4  
T3

Building Blocks





# Complete Neighborhoods





# Complete Neighborhoods





# Complete Neighborhoods



[www.fitchburgzoning.com](http://www.fitchburgzoning.com)

