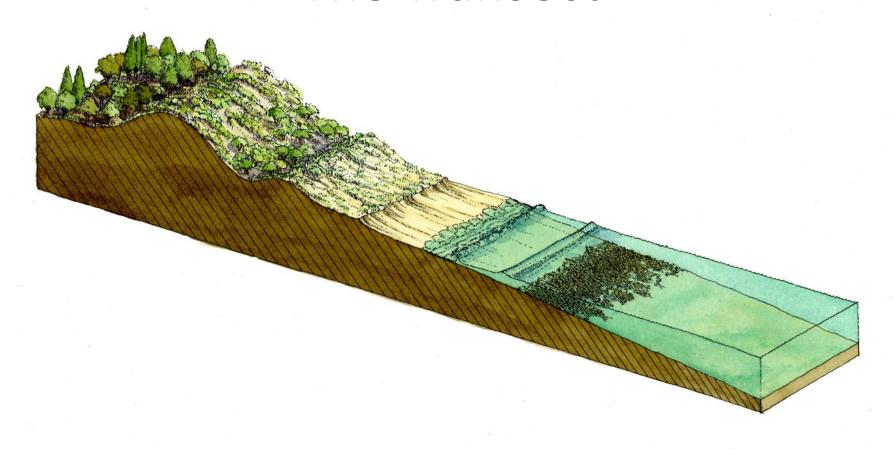
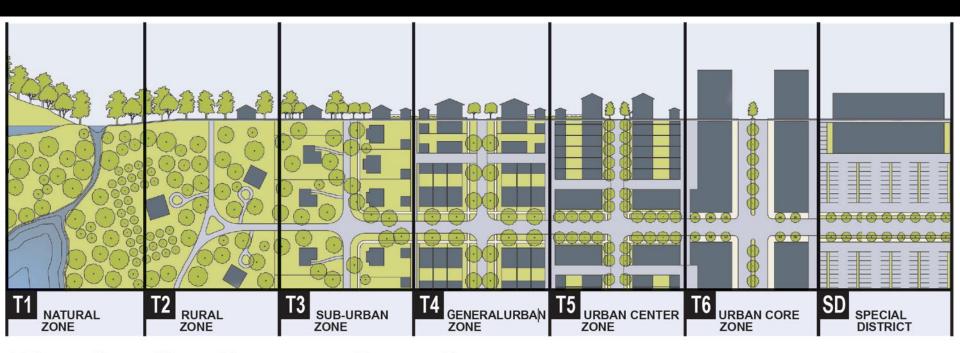


## The Transect







A Typical Rural-Urban Transect, with Transect Zones



### rural to urban transect

© Dover, Kohl & Partners



### **T-1 Natural/Conservation**





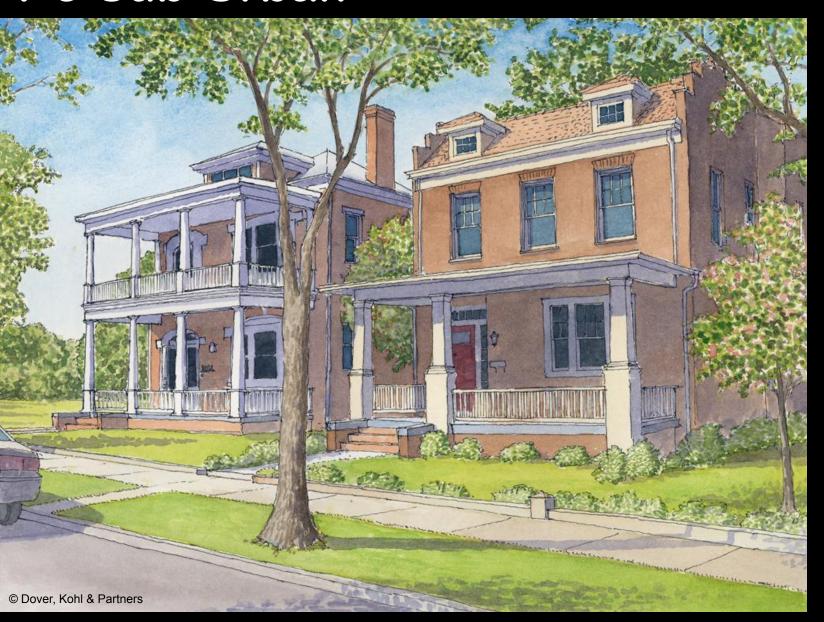


# T-2 Rural





## T-3 Sub-Urban





# T-4 General Urban



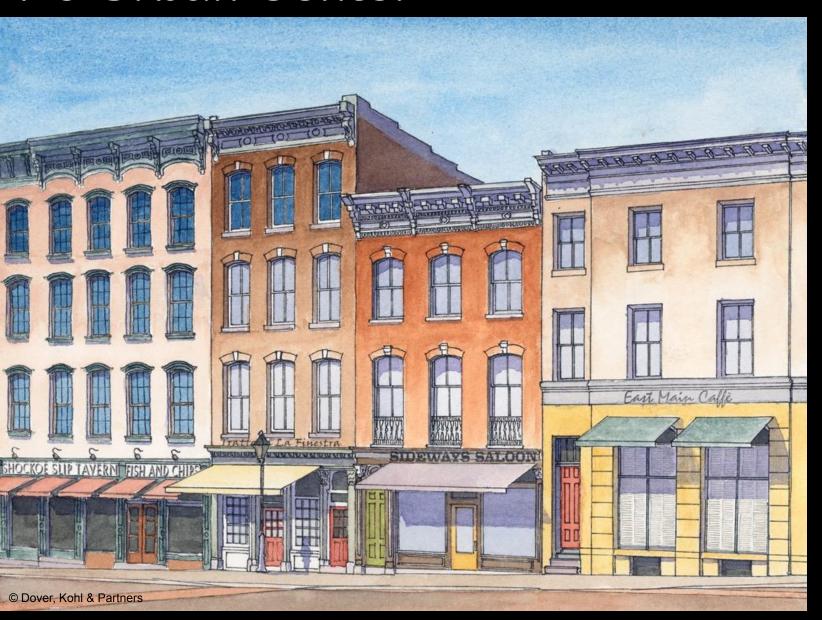


### **T-4 General Urban**





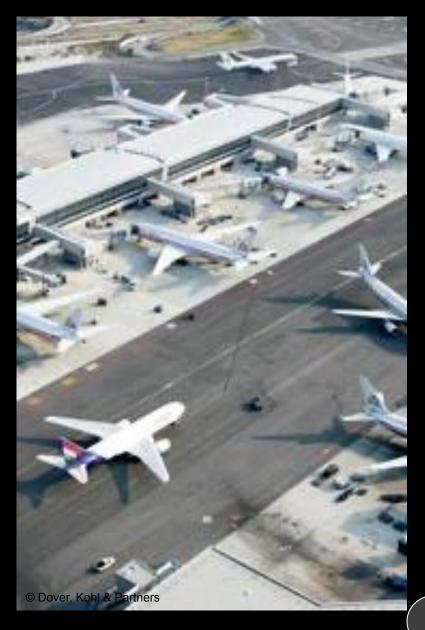
#### **T-5 Urban Center**





# T-6 Urban Core OR Special





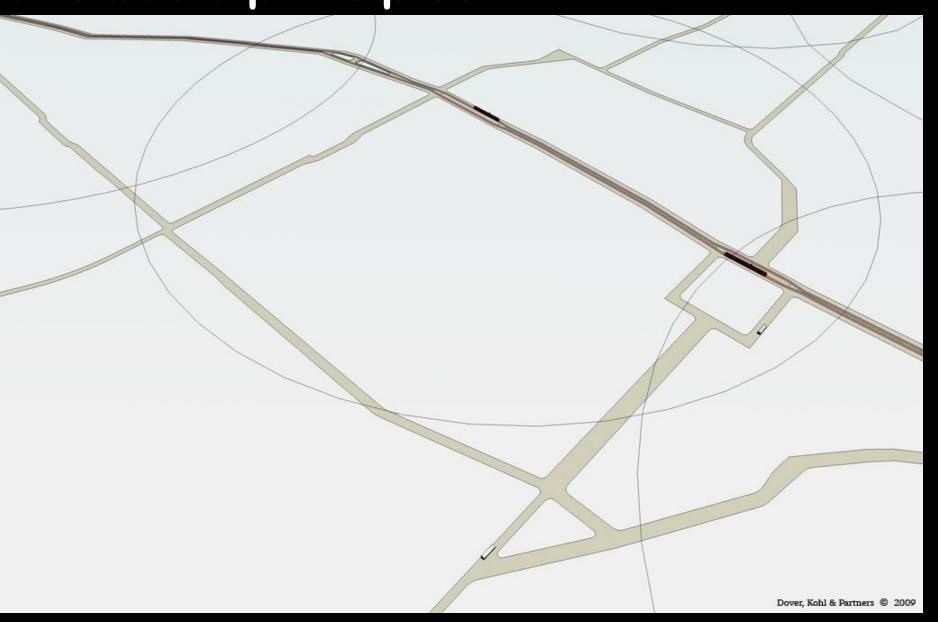


# Neighborhood Structure

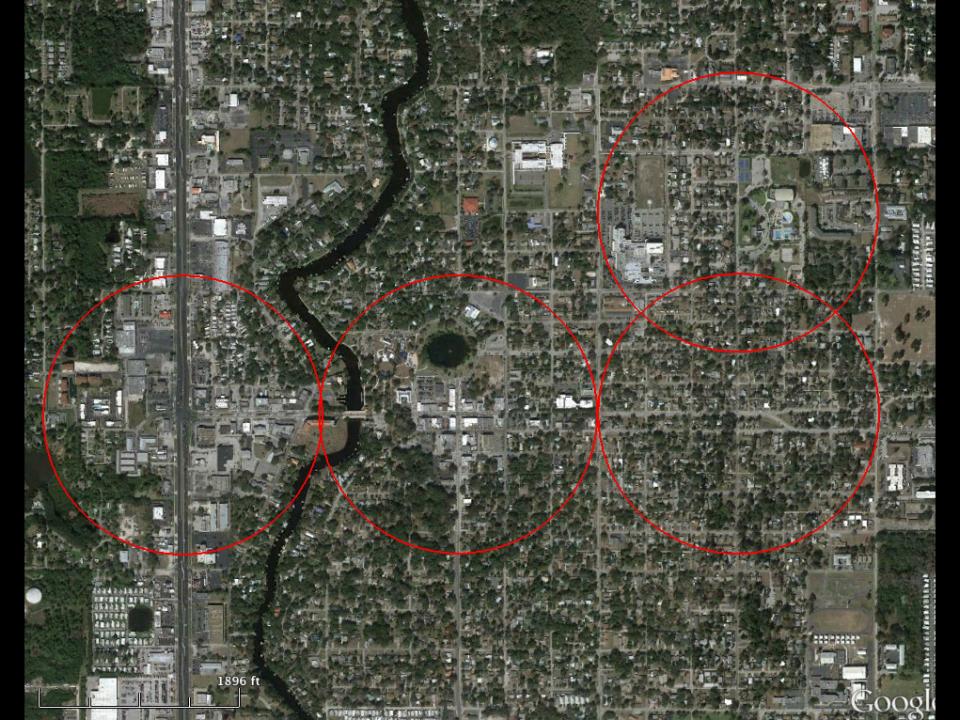
5 principles

# the neighborhood



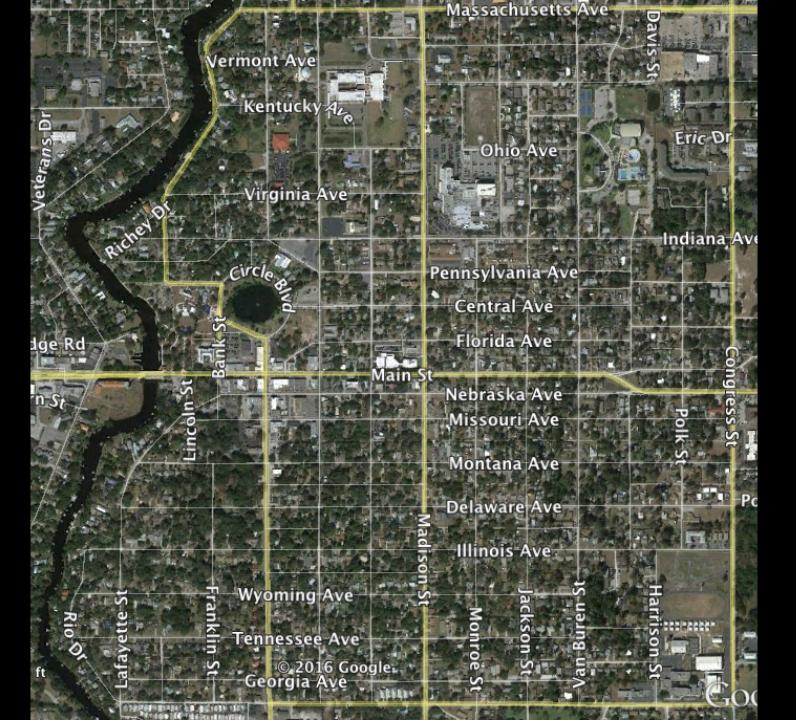


Walkable Size



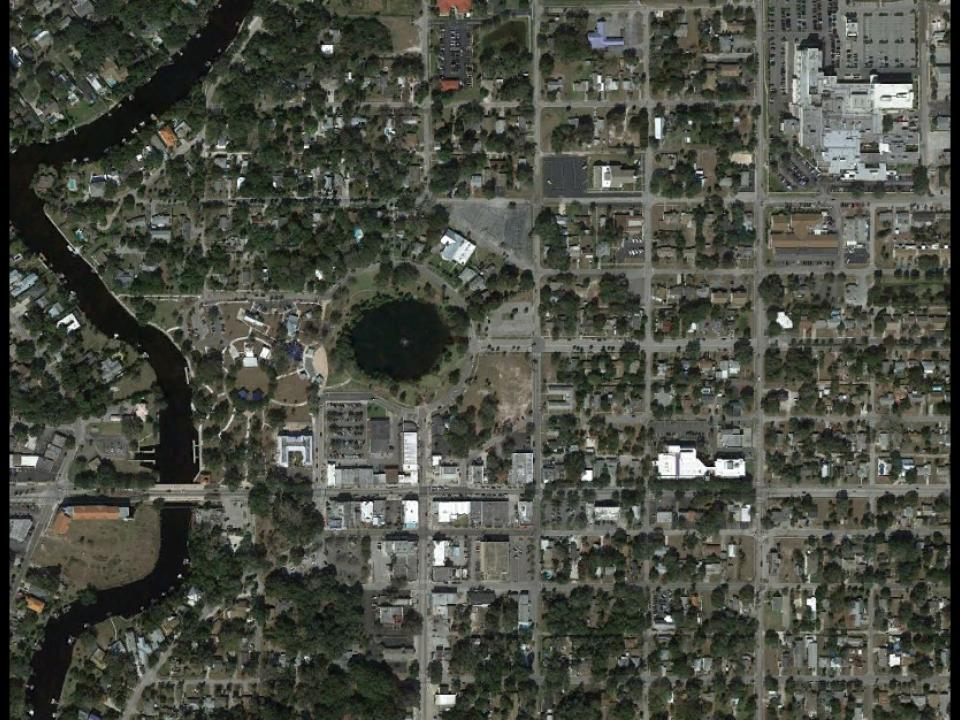


Integrated Network of Walkable Streets



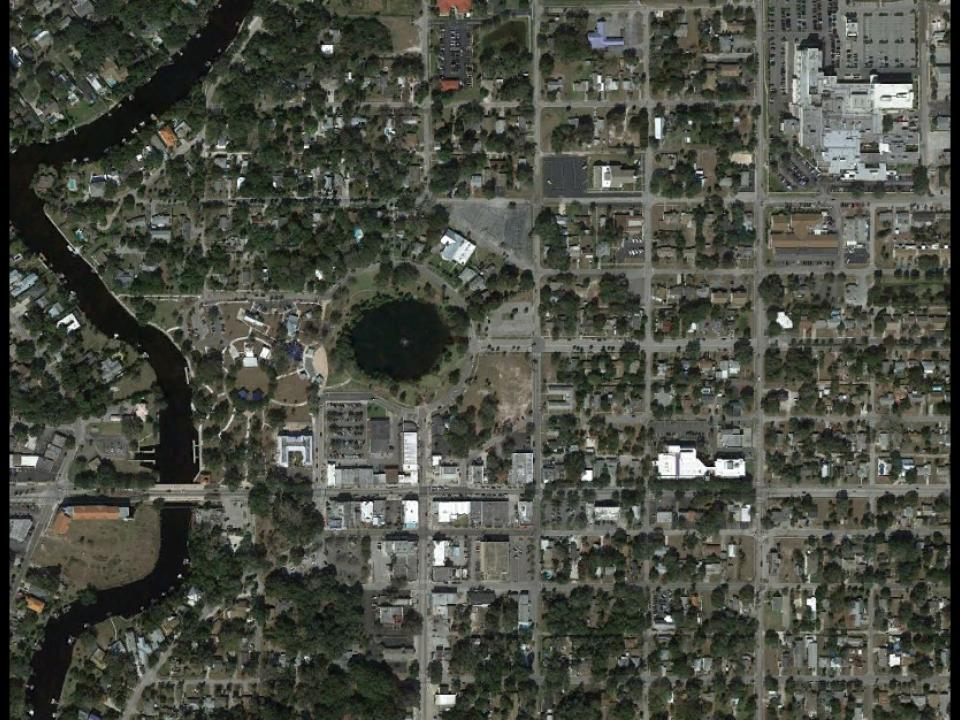


Mix of Land Uses & Building Types



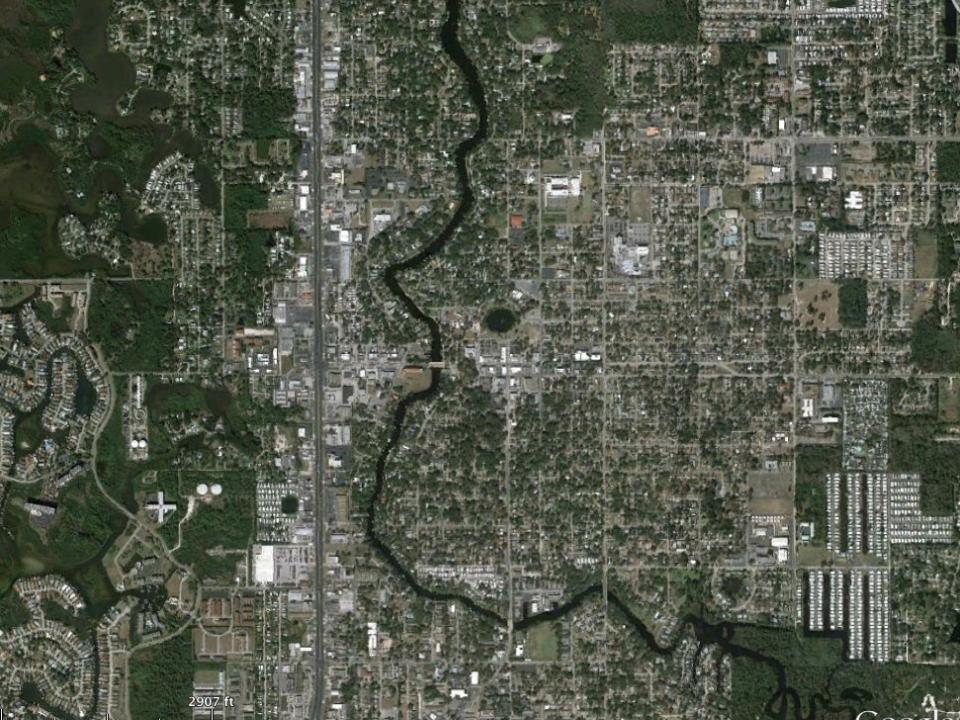


Special Sites for Civic Purposes

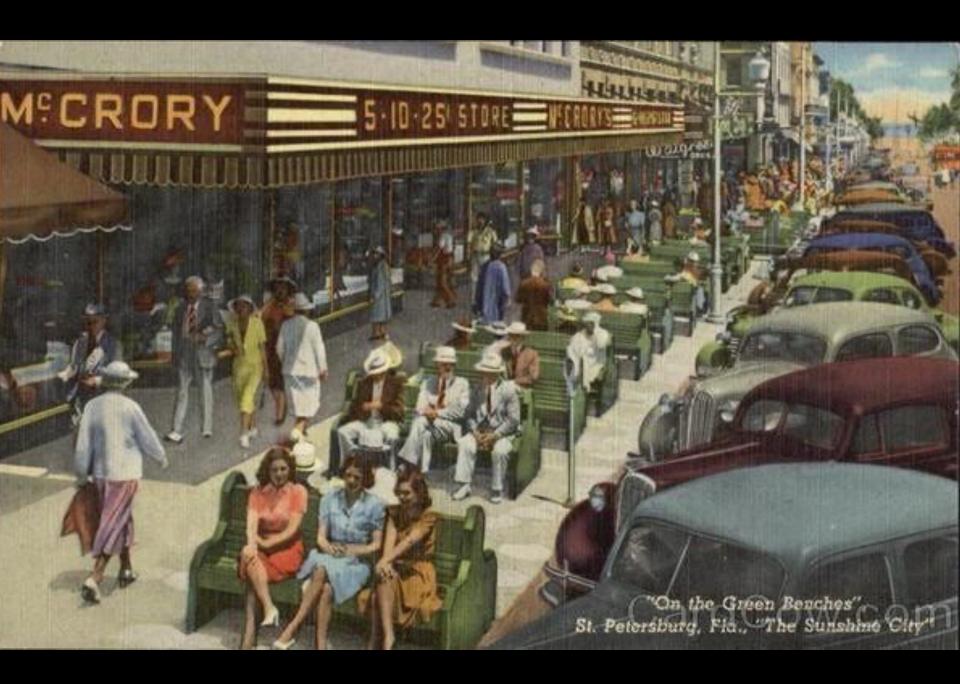


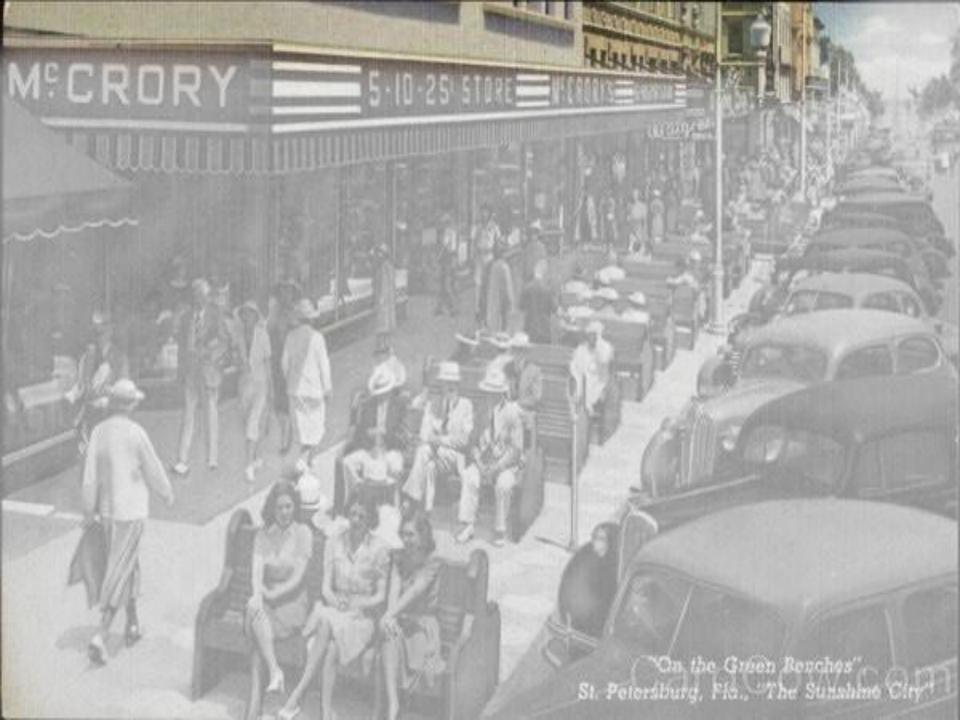


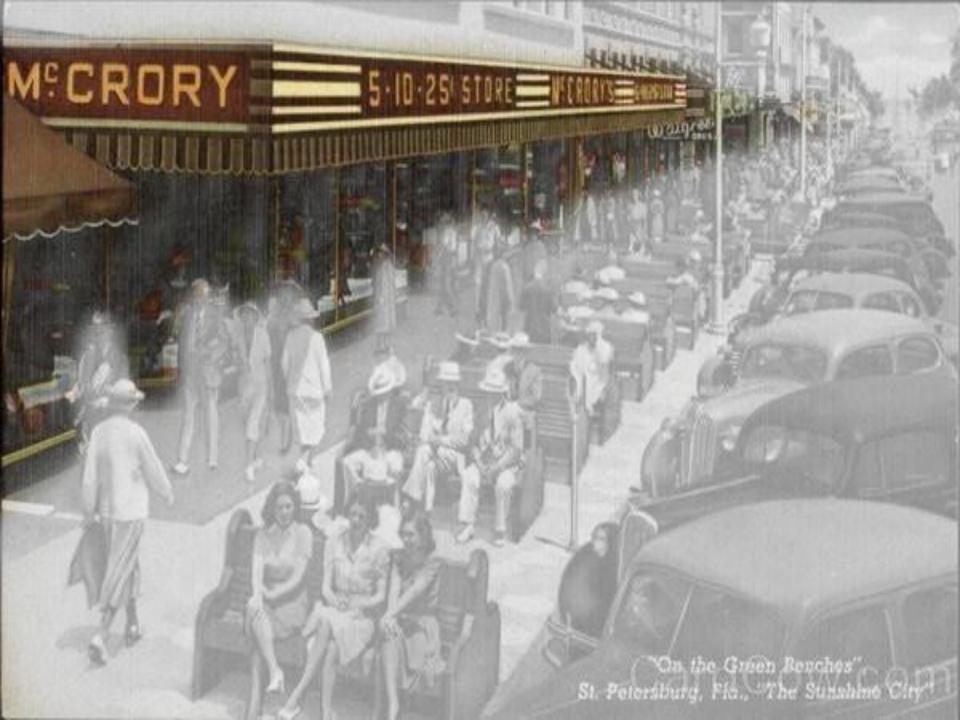
Identifiable Center & Edge

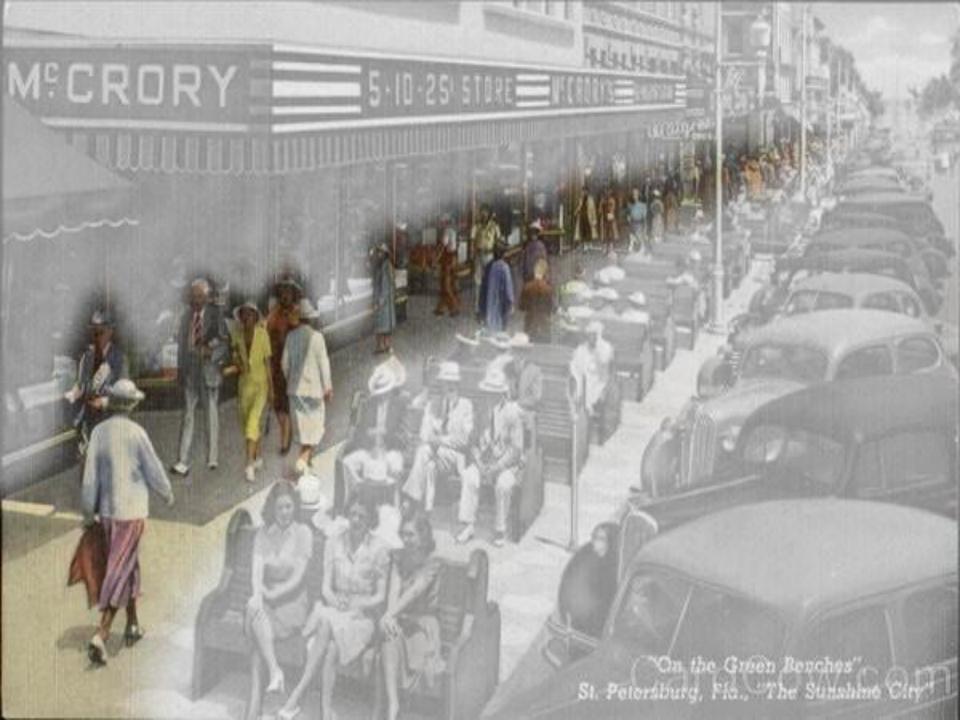




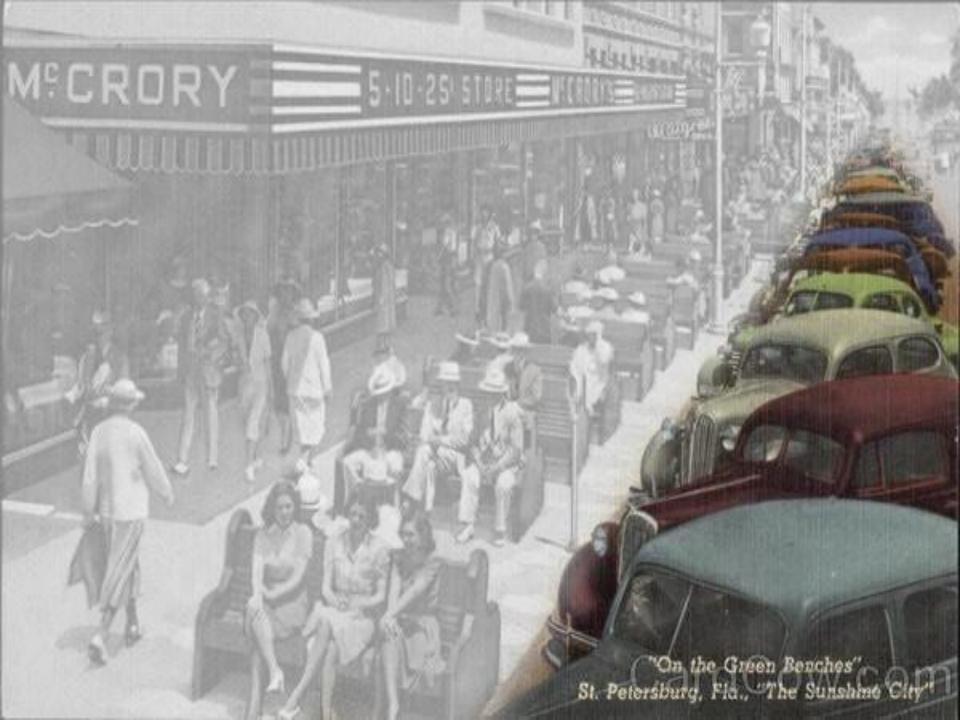


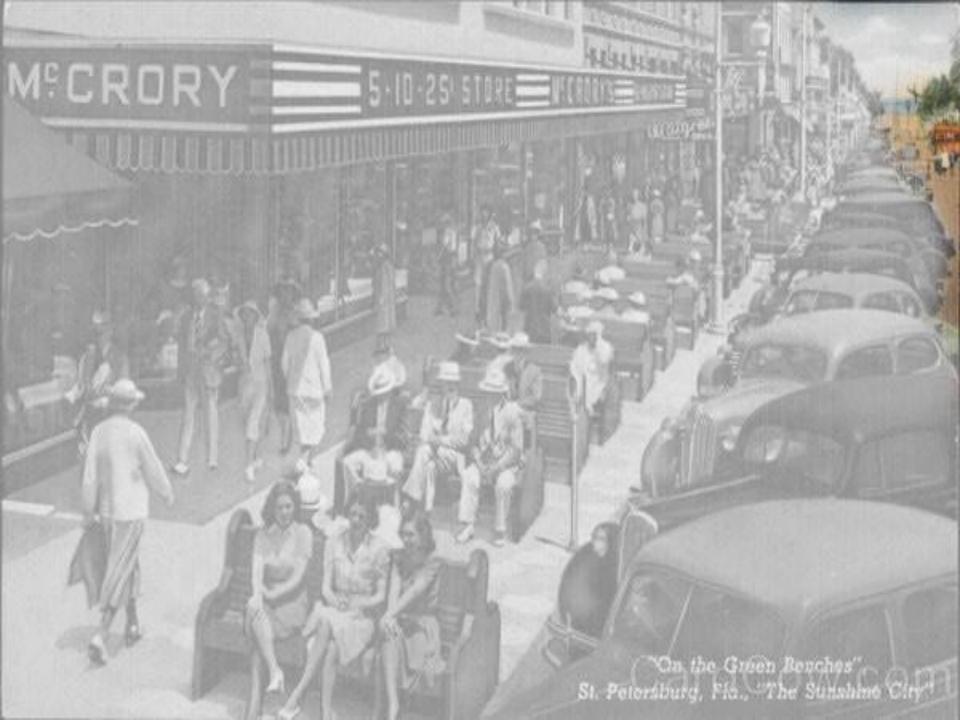


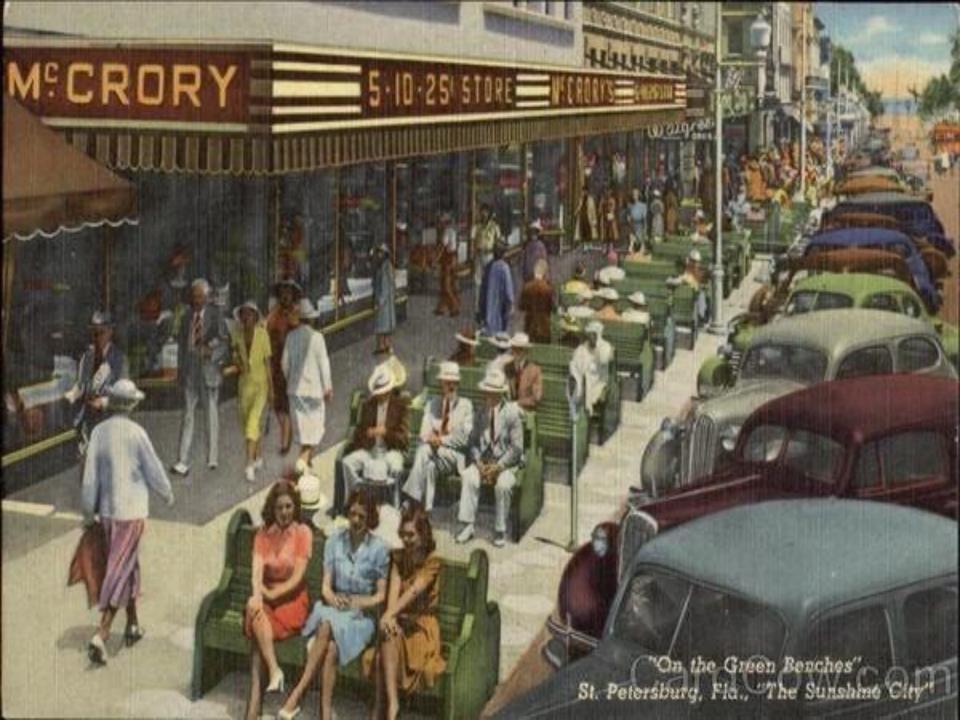


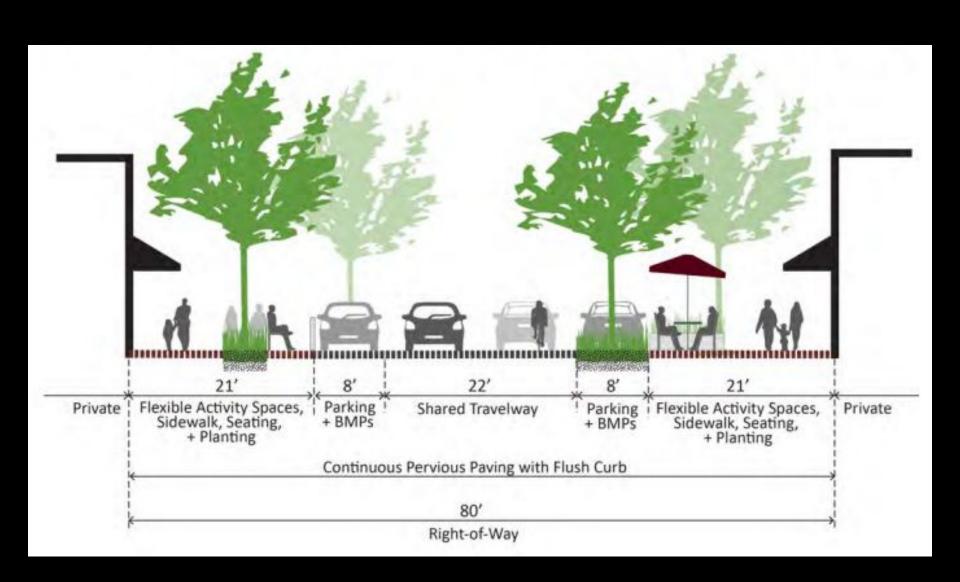


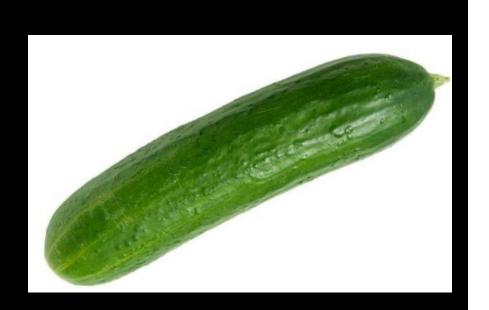


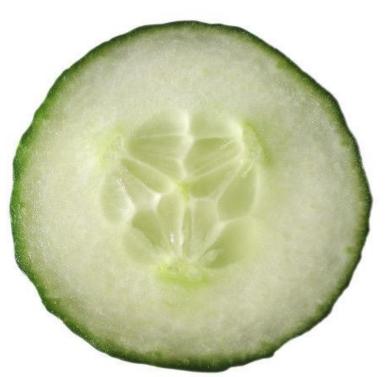




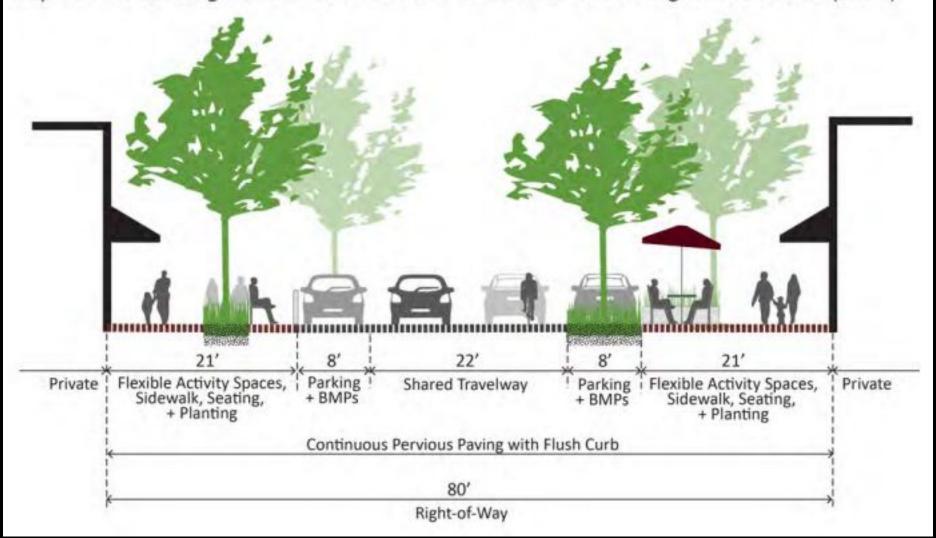


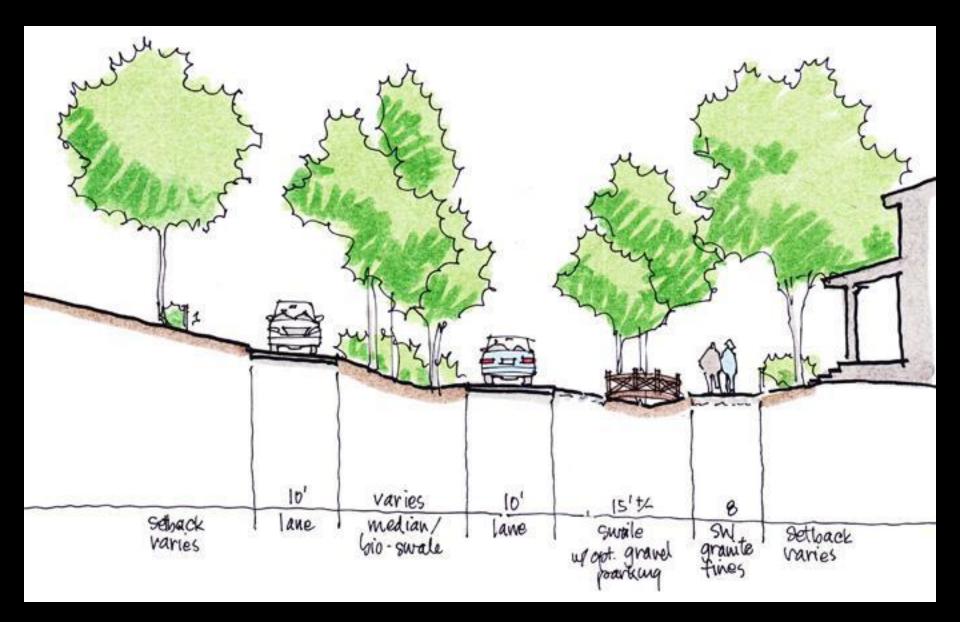


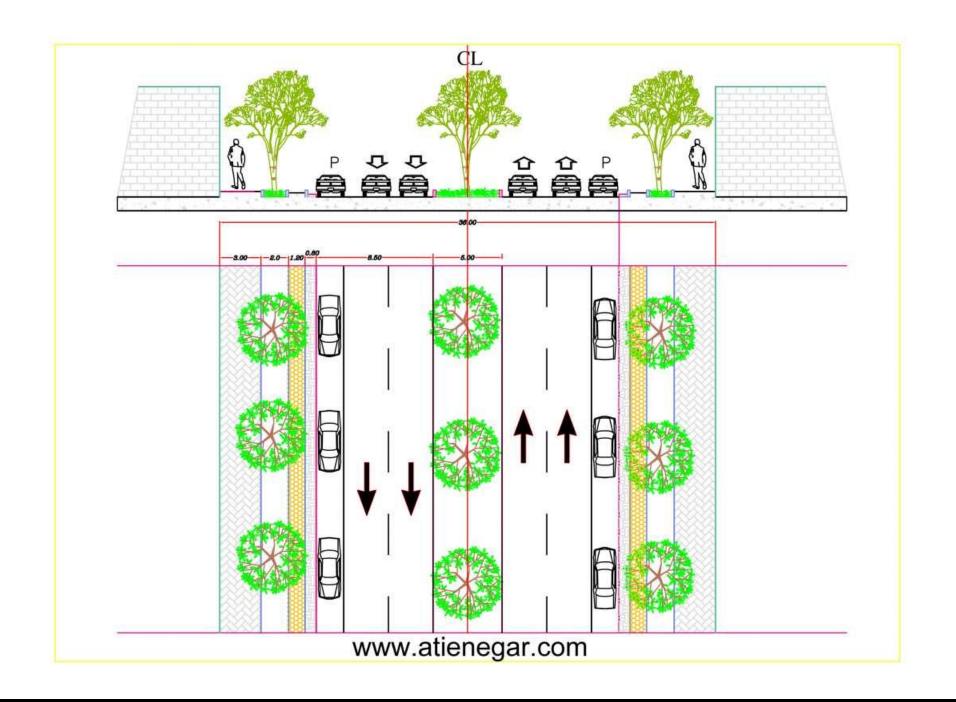


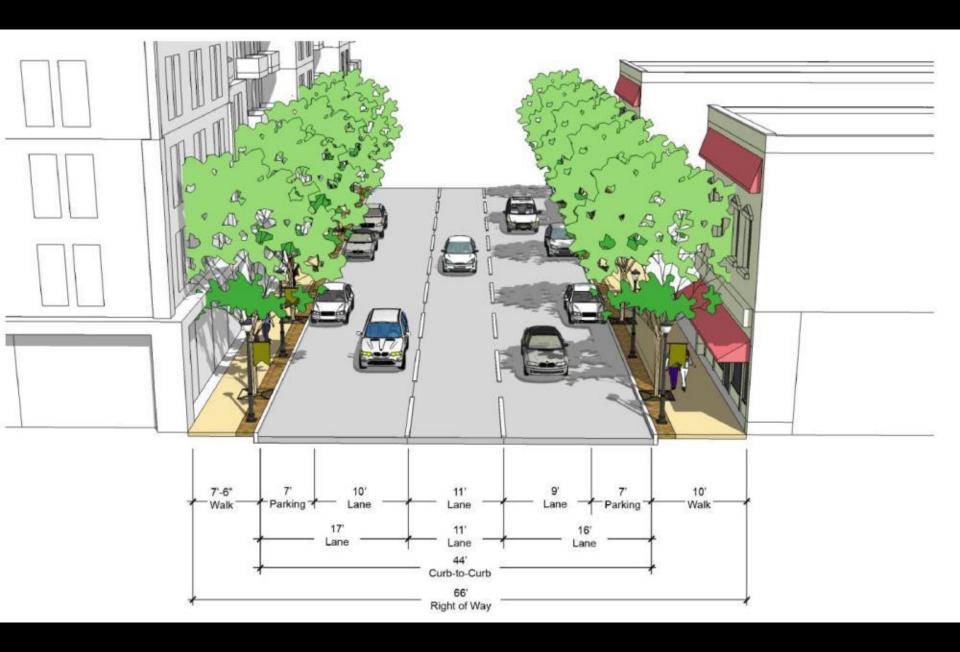


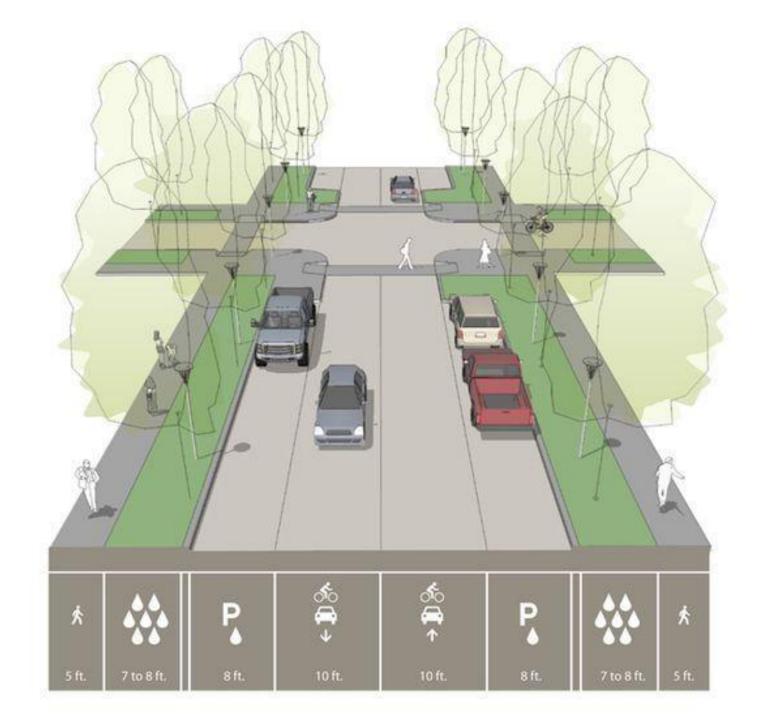
Norfolk Ave (Rugby Ave to Wisconsin Ave, Looking Northwest)
Proposed Section Long Term: Shared Street with Stormwater Best Management Practices (BMPs)

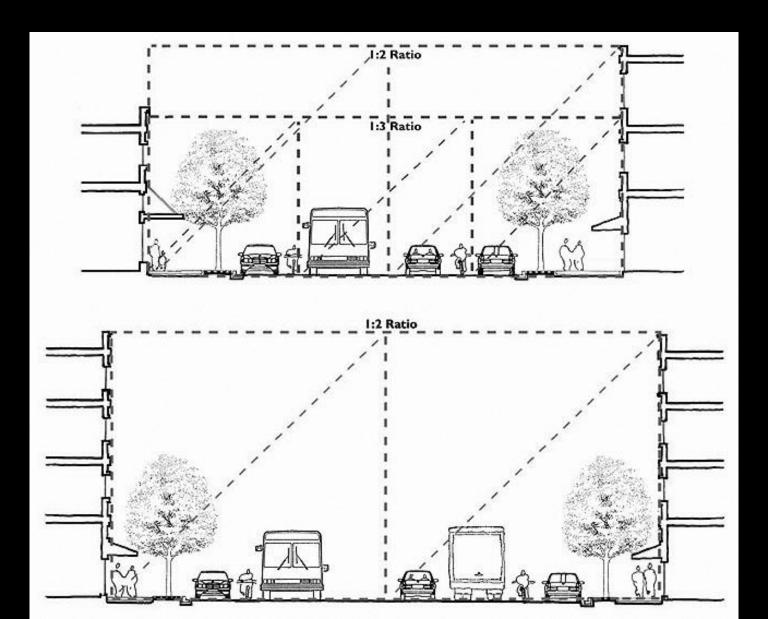






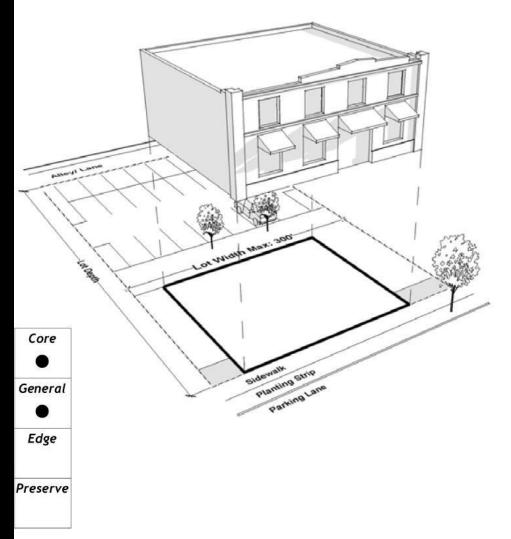






Edgeyard: Specific Types - single family House, cottage, villa, estate house, urban villa. Abuilding that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughtane space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.	T2 T3 T4
b. Sideyard: Specific Types - Charleston single house, double house, zero lot line house, twin. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this Disposition.	T4 T5
c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-Work unit, loft building, Apartment House, Mixed Use Block, Flex Building, perimeter Block. Abuilding that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.	T4 T5 T6
d. Courtyard: Specific Types - patio House. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.	T5 T6

## **Building Types**

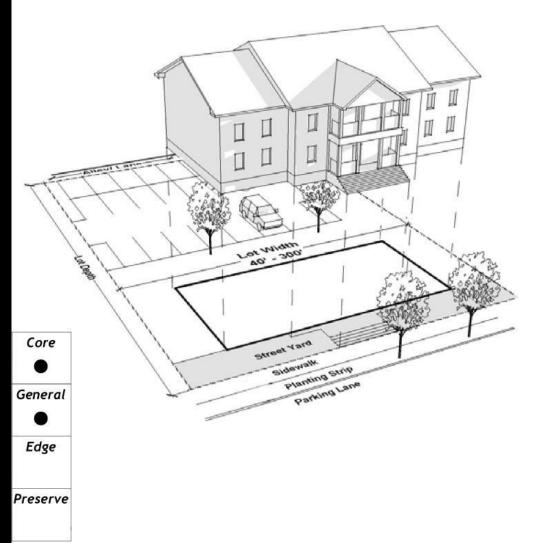






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#### nenu of lot types

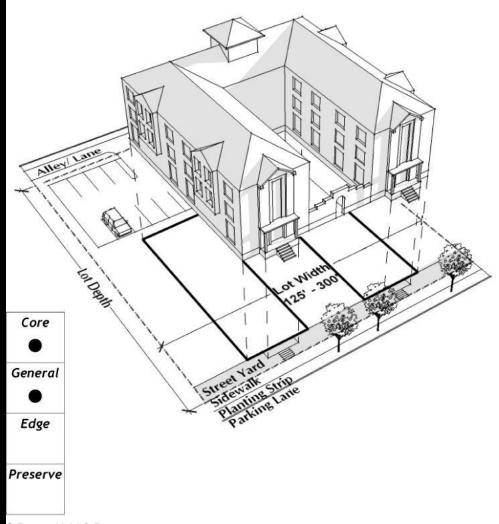






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#### jutivoes

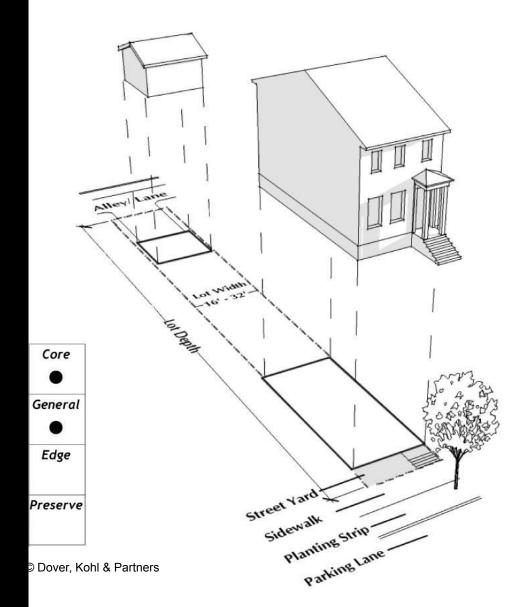






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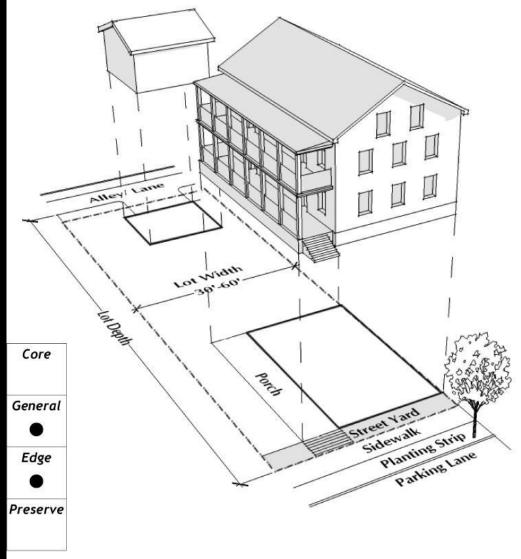
### menu of lot types







#### inenu or lot types

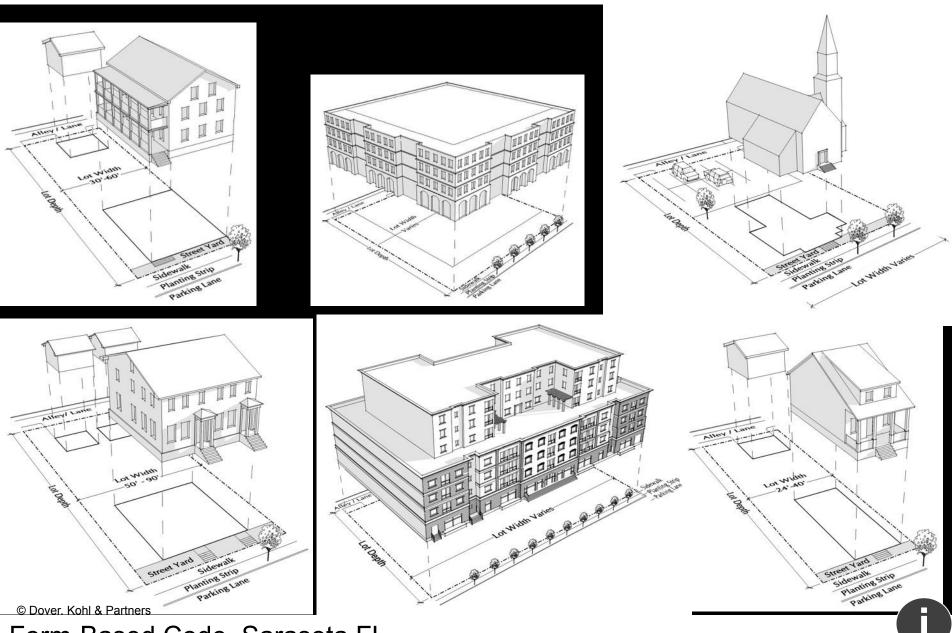






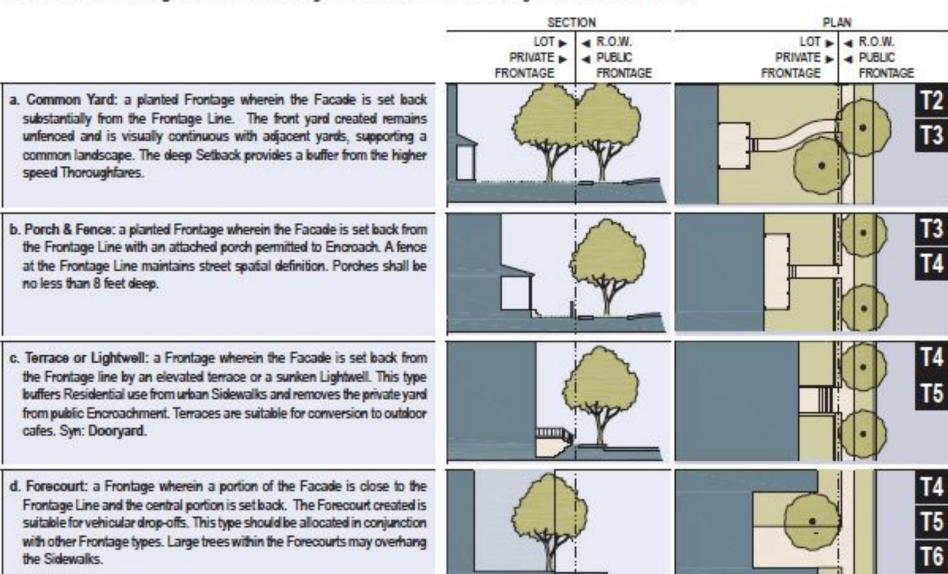
© Dover, Kohl & Partners

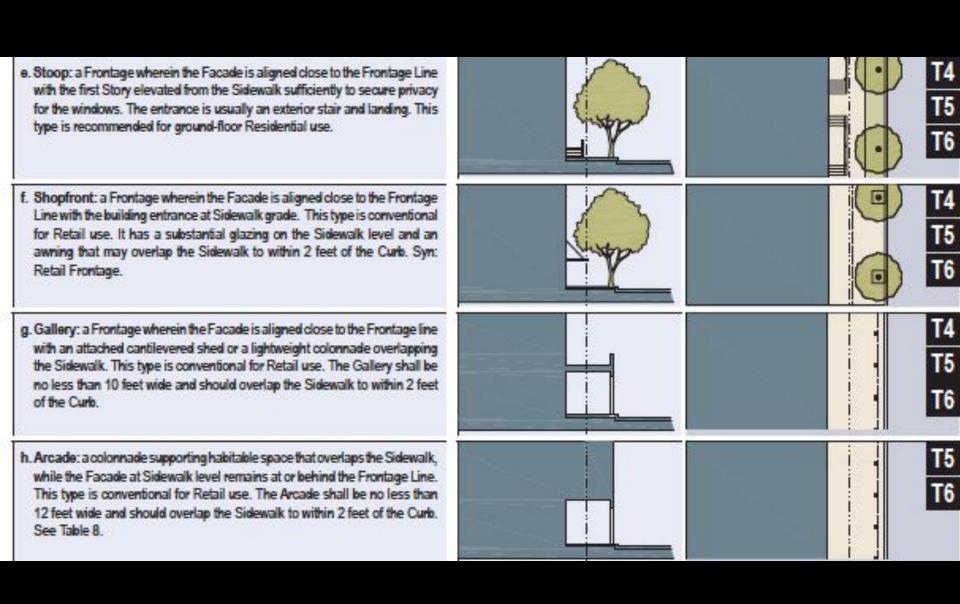
### building form standards



Form-Based Code, Sarasota FL

TABLE 7: Private Frontages. The Private Frontage is the area between the building Facades and the Lot lines.

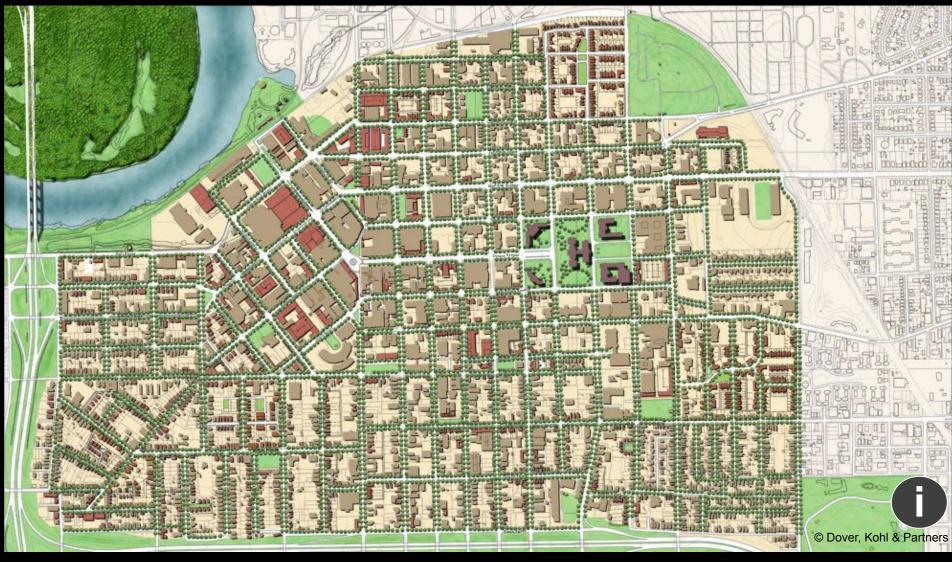




T1 T2 T3	T3 T4 T5	T4 T5 T6	T5 T6	T1 T2 T3 T4 T5
i. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres. Larger parks may be approved by Warrant as Special Districts in all zones.	b. Green: An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, natu- ralistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.	a. Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.	f. Plaza: An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.	Playground: An Open Space designed and equipped for the recreation of children. Aplayground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.

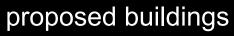
# Form-Based Codes

### downtown master plan











civic buildings

existing buildings

### "transect map" for the SmartCode



Montgomery AL

one court square



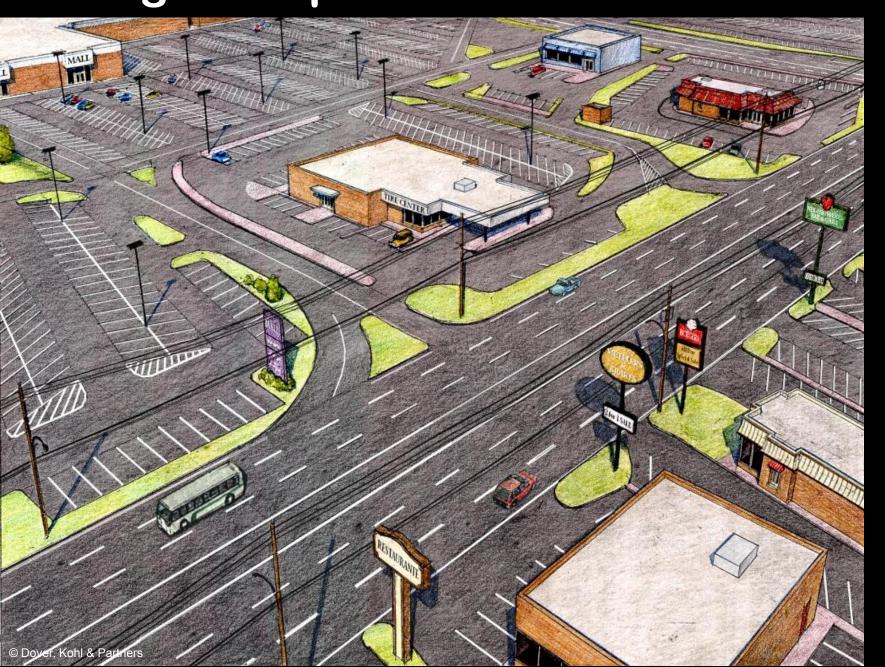
View from Court Street – Existing, Montgomery AL

one court square



View from Court Street – Proposed, Montgomery AL

# finding lost space



## finding lost space



revitalizing downtown



South Miami FL (1992)

### revitalizing downtown



#### corridor restoration





#### corridor restoration





#### corridor restoration





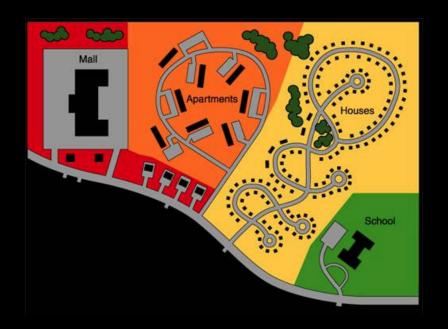




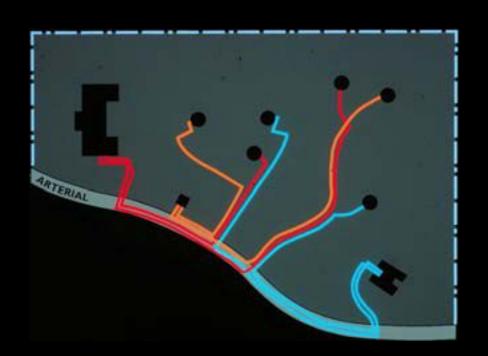


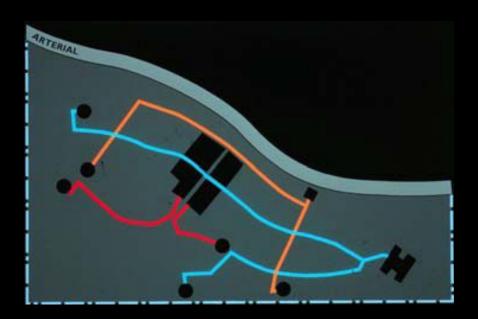




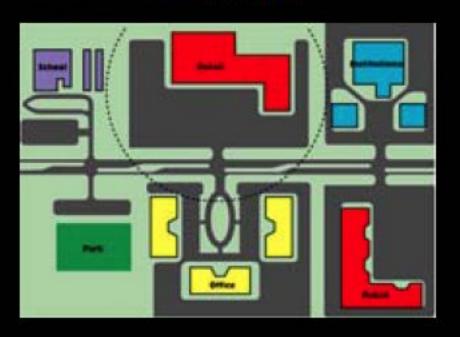




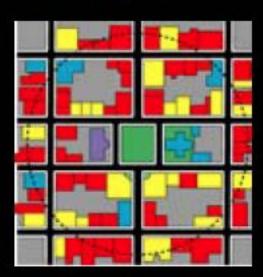


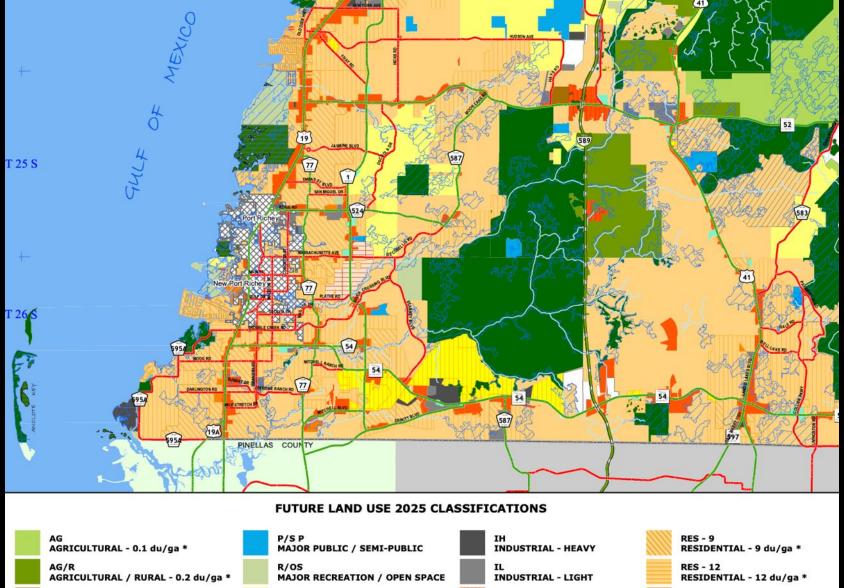


#### Conventional Suburban Development

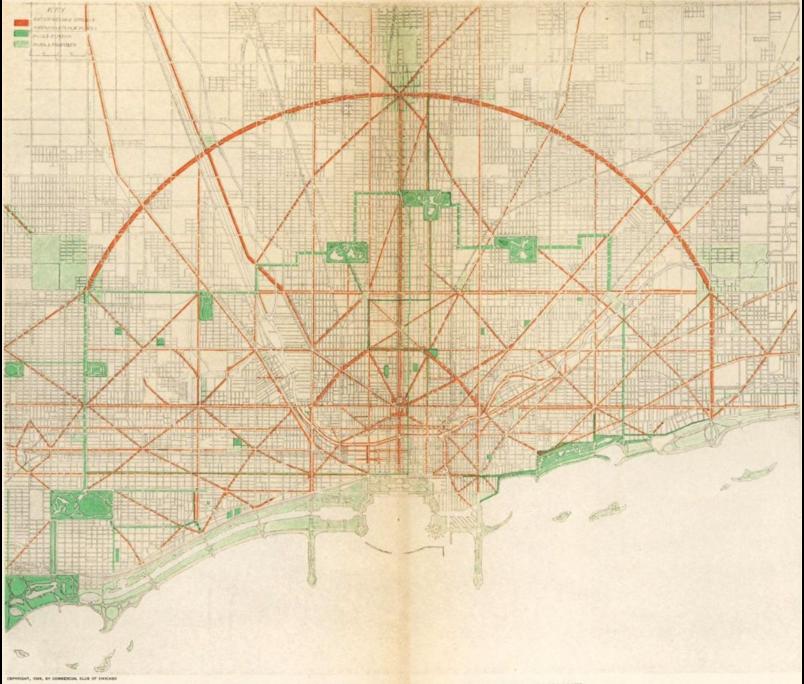


#### Traditional Town Center



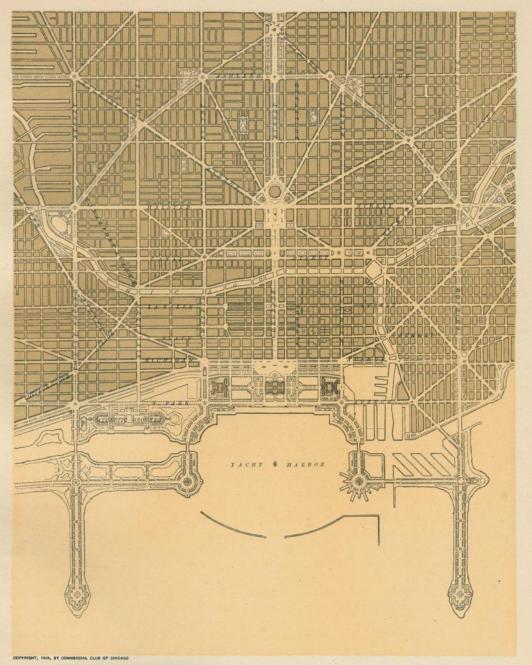


RES - 1 **RES - 24 MAJOR ATTRACTORS** RESIDENTIAL - 1 du/ga \* **MIXED USES** RESIDENTIAL - 24 du/ga \* COASTAL LAND - .025 du/ga \* RETAIL / OFFICE / RESIDENTIAL **NEW TOWN** RESIDENTIAL - 3 du/ga \* NPC CON RES - 6 **NEW PORT CORNERS CONSERVATION LANDS** RESIDENTIAL - 6 du/ga \* Planned Development



LXXVI. CHICAGO. PLAN OF THE STREET AND BOULEVARD SYSTEM PRESENT AND PROPOSED.

Proposed additional arteries and street widenings (orange); the present park system (green); the proposed new parks and playgrounds (hatched green). The proposed diagonal arteries are in every instance extensions of those already existing, and around the center of the city they serve to create, in conjunction with rectangular streets, the proposed circuit boulevards.



CX. CHICAGO. PLAN OF THE COMPLETE SYSTEM OF STREET CIRCULATION; RAILWAY STATIONS; PARKS, BOULEVARD CIRCUITS AND RADIAL ARTERIES; PUBLIC RECREATION PIERS, YACHT HARBOR, AND PLEASURE-BOAT PIERS; TREATMENT OF GRANT PARK; THE MAIN AXIS AND THE CIVIC CENTER, PRESENTING THE CITY AS A COMPLETE ORGANISM IN WHICH ALL ITS FUNCTIONS ARE RELATED ONE TO ANOTHER IN SUCH A MANNER THAT IT WILL BECOME A UNIT.

MAP OF THE Town of Port Richey, Florida Showing the Location of House-lots, one of which is given free to each purchaser of a Ten-acre tract THE town of Port Richey occupies a magnificent location on both banks of the beautiful Pithlachas-301 cotee River. Exceptional natural conditions will cause it to develop rapidly into an important city. The value of a lot in town should not be overlooked. In a few years it will have a cash value exceeding the present price of a ten-acre tract with which the lot is now given free of charge. 11 . A house in town gives you the convenience of stores, railroads, post-office, churches, sch sements, the companionship of close neighbors, and the society of friends. Only a limited number of town lots will be included free with each purchase of a ten-acre trac 303 These will go to the first purchasers of our lands, and will all soon be allotted. Applications should be sent in at once, of the opportunity to secure a town lot free with a tentract may be withdrawn when the Port Richey Northern Railroad is completed to Port Richey. Port Richey Company 307 14 C E # 10 9 8 7 6 5 4 3 312 165.632 | 67654321 87654321 PORT RICHEY COMPANY PLAN TOWN OF PORT RICHEY SITUATED AS FOLLOWS
SIFA E-H OF SECTION 4.
E-H OF WIR AND E-K OF SECTION B
N H OF H H A OF SECTION B
HYP A NW. 14 OF SECTION B ALL IN TOWNSHIP IS S.P.ANGE ISE. PASCO COUNTY, FLORIDA 164 168 PORT RICHEY FLA OCTOBER 15 . 1911 SURVEYOR'S AFFIDAVIT Jiled for Pecord Coloris 1645 1911

a. J. Burnines. Clark.

For Cancellation + Release of Original Plat April 23, 2004 OR 5821 PG 613