

**What are Form-based codes?**

Form-based codes are a relatively new and more effective way for a community to shape how development occurs. They do this by defining the key outcomes for new development to achieve in a very visual, user-friendly and understandable way.

These key development outcomes are:

- How buildings are to be sited in relationship to the street
- How buildings will relate to each other by their scale and design
- What the design and pattern of public streets will be.

The combination of these traits is what gives a place its unique character. Traditional zoning does a poor job of ensuring these outcomes.

**Important Benefits of Form-based codes**

- *Form-based codes are very development friendly.* Because they specifically lay out what is expected, the development review process can be streamlined, generally resulting in faster approvals.
- *Form-based codes are written and illustrated in very clear and understandable terms.* The codes contain illustrations that show how buildings are to be configured in relation to the lot.
- Development following a well written Form-based code helps contribute to the creation of real places, places that have quality public streets and civic spaces. *These places will have a competitive advantage in the future to attract businesses and jobs over 'Anywhere USA' areas.*
- *Form-based codes enable traditional New England villages – a very efficient and fiscally sustainable land pattern – to be built.* In most zoning ordinances, including Standish's, this pattern is not legal to build anymore.

**For more information on Form-based codes, go to the Form-based Codes Institute website: [www.formbasedcodes.org](http://www.formbasedcodes.org).**

**The Village Implementation Committee**

Carolyn Biegel, Chair	Brenda Walker
Terry Christie	Jay Beedle
Carol Billington	Mark Floor
Izzy Higgins	Consultants & Staff
Lynn Olson	Mitchell Rasor, MRLD, LLC
David Robinson	Alan S. Manoian, AICP,
Maria Smith	M Contextual Planning, LLC
Garrett VanAtta	Bud Benson, P.E., Standish

**The main items in a Form-based code**

Form-based codes generally contain four primary ingredients:

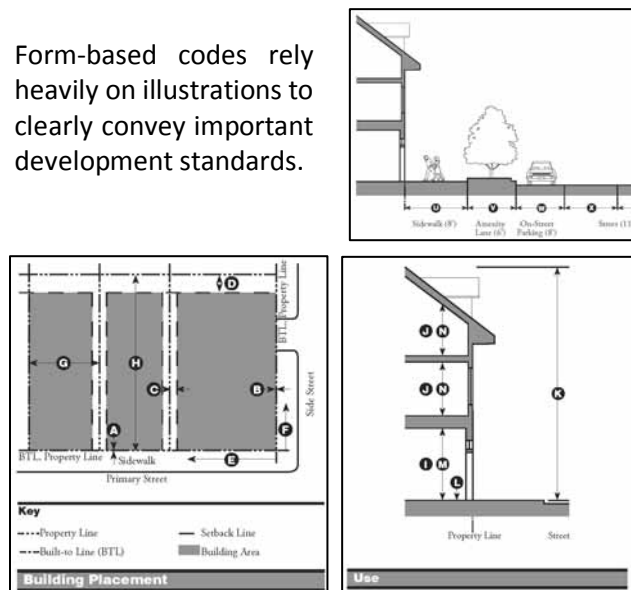
- *A regulating plan* – a map or plan that designates where different building form and street standards apply based on the desired character of the area
- *Public space standards* – illustrations and descriptions of the elements that will make up public streets and civic spaces which may include sidewalks, traffic travel lanes, on-street parking, and street trees
- *Building form standards* – illustrations and standards direct the configuration, scale, features and functions of buildings and their relationship to other buildings and the street
- *Administration process* – the clearly defined application and project review process.

Form-based codes can also contain specific architectural standards, landscaping standards, and signage standards.

(Source: Form-Based Codes Institute.)

**Examples of Typical Illustrations**

Form-based codes rely heavily on illustrations to clearly convey important development standards.



**For more project information:**

**GrowSmart Maine**  
[www.growsmartmaine.org/standish](http://www.growsmartmaine.org/standish)



Bud Benson, P.E.  
 Town Planner  
 207.642.3461 phone

# Standish Corner Village Growth

## By Choice or By Chance



**Implementing the Standish Corner Village Master Plan**

**Help Shape the Future of Standish Corner Village!**

**Come to a Public Meeting hosted by the Village Implementation Committee**

**November 12, 2009**  
**7 pm to 9 pm**  
**Standish Municipal Center**

Come hear about and give us your input on the latest work to develop the new town codes for Standish Corner Village.

**We Value and Need Your Input.**

**What are we trying to achieve?**

... creating a business-friendly local economy that can provide many of the services our residents need and desire by welcoming appropriate new enterprises into the targeted village areas

... providing pedestrian-friendly, compact village centers through the extensive development of sidewalks and pedestrian ways within the villages

... creating a diverse mix of residential, light commercial, religious, municipal, and institutional land uses, as well as civic open spaces.

**The Vision, Standish Comprehensive Plan, 2003**

**Achieving the Village Vision**

The last two years have seen unprecedented public involvement by Standish residents to take stock of Standish Corner Village, weigh its future options, and choose the future they want for it. At public workshops residents have consistently agreed that the current ordinances for Standish Corner Village are out of date and are not creating the type of village they desire.

To address these issues, the Village Committee is pursuing a different type of development regulation for Standish Corner Village: a Form-Based Code. Form-Based Codes have a number of benefits. They can: deliver more predictable, high quality development results; create a more development-friendly atmosphere in the Village Center; and can streamline the development approval process.

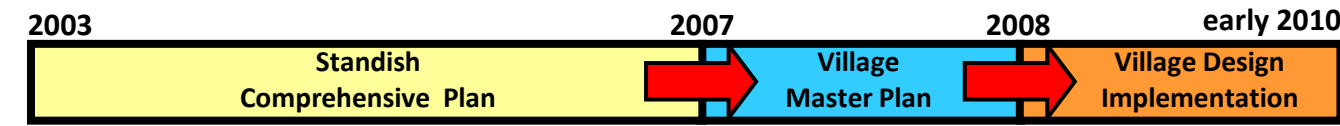
*We look forward to your input over the coming months. Please join us November 12<sup>th</sup>!*



**Engaging the Public - Building Upon Past Planning**

The work of the Village Design Implementation Committee began in April 2008. It was charged with fine-tuning the Village Master Plan and developing the draft codes to bring the Master Plan to life. The committee will finish the draft code in December 2009.

The Implementation Committee held well-attended public workshops in June and November 2008 and May 2009. At these workshops, Standish residents and landowners provided invaluable input that directly shaped the Committee's work. This outreach will continue through early 2010.



## Standish Corner Village

### Current Village Ordinances

The current zoning and other ordinances in Standish Corner Village will not stimulate, over time, the type of development called for by the Vision. Current standards require large setbacks from streets and require large amounts of parking for individual developments. Minimum lot sizes for

homes are too large to create the customer base to support a large number of local businesses.

Current regulations do little to ensure that a well connected street network is built to help manage growing traffic. They also make no distinction between the Upper and Lower Village areas despite differences in character and development potential.



The Upper Village Today

### The Upper Village Today

- The area retains good 'historic bones' to build on and inform how future development occurs
- Newer buildings do not contribute to the historic fabric – out of scale and don't relate to the street
- The poor quality of the streetscapes creates safety problems for pedestrians and motorists
- Existing businesses and buildings are smaller in size than in other areas of the village
- There is little nearby residential housing to support business vitality in the area
- There is considerable vacant land and underused properties within the area



The Upper Village Vision

### The Upper Village Vision

- Promote mid-size buildings (up to 5,000 sq. feet max. footprint) with multiple stories desired
- New buildings are to be oriented to the street & maintain traditional alignment along street
- Create pedestrian-friendly, well connected streets with sidewalks and street trees
- Diverse, quality building architecture
- New nearby neighborhoods support a revitalized business area
- Residential lots are typically 1/3 to 1/2 acre in size, more in scale with a traditional village



Route 25 Streetscape Today



Route 25 Streetscape Vision

## The Village Today & the Vision

### "I know what I like when I see it."

The Village Committee used a very visually-oriented process in its work. The growth concept endorsed by the Committee represents the general form and pattern of development recommended for the village. These images are the basis for writing the Form-based code, which is also very visual.

Key principles of the recommend growth concept are embedded in the evolving Form-based code:

- Recognize and reinforce different areas within the village center – not a 'one size fits all' approach
- A strong mix of businesses and homes nearby to each other is needed to create a vibrant village
- The quality of public streets and spaces is critical.



The Lower Village Today

### The Lower Village Today

- There are many open views and fields – but many are vulnerable to strip-style development
- Buildings have large setbacks from Route 25
- Smaller buildings front Route 25 while some larger buildings are off of Route 25
- Few sidewalks connect homes & businesses
- Strip-style development is occurring along Route 25 without adding depth to development
- All village traffic is funneled through the Route 25 – 35 intersection



The Lower Village Vision

### The Lower Village Vision

- New small to mid-size buildings along Route 25 observe traditional setbacks
- Larger commercial uses (up to 30,000 sq. feet) are permitted on back lots
- New well connected and pedestrian-oriented streets create a quality pedestrian environment and help better manage growing village traffic
- Traditional village-scale neighborhoods support a vibrant new business district



Route 25 Streetscape Today



Route 25 Streetscape Vision