



Form Based Code City-wide

City of Brockton



Agenda

1. Welcome and Introductions
2. Timeline
3. What is a Form Based Code?
4. Workshop – Designing the neighborhood
 - Build your own space for living and working
 - Assemble the spaces to create a neighborhood
 - Present your neighborhood to others
5. Next Steps

Welcome and Introductions

City of Brockton

Rob May, CEcD, Director of Planning and Economic Development

Evan Sears, Planner II

John Fay, Jr., Senior Planner

Durreshahwar Ali, Planner 1

MassDevelopment

Amanda Gregoire,
Director of Site Planning

MassHousing

Christine Madore, Christine Madore, AICP,
Senior Development Manager

Innes Associates

Emily Keys Innes, AICP, LEED AP ND

Ewan Innes

Paula Ramos Martinez

Supriya Kelkar, AICP, LEED AP ND

Jimmy Rochas

Gina Bukas

Over Under

Tristan Searight

RKG Associates

Tighe & Bond

Timeline

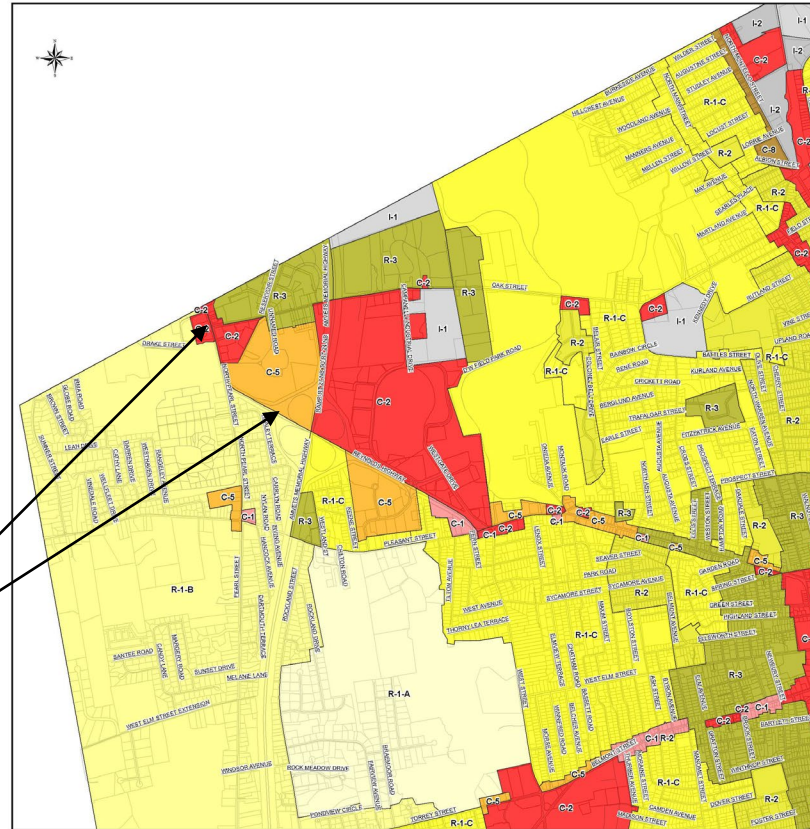


What is a Form-Based Code?
















Current Zoning Ordinance – Large Zoning Districts

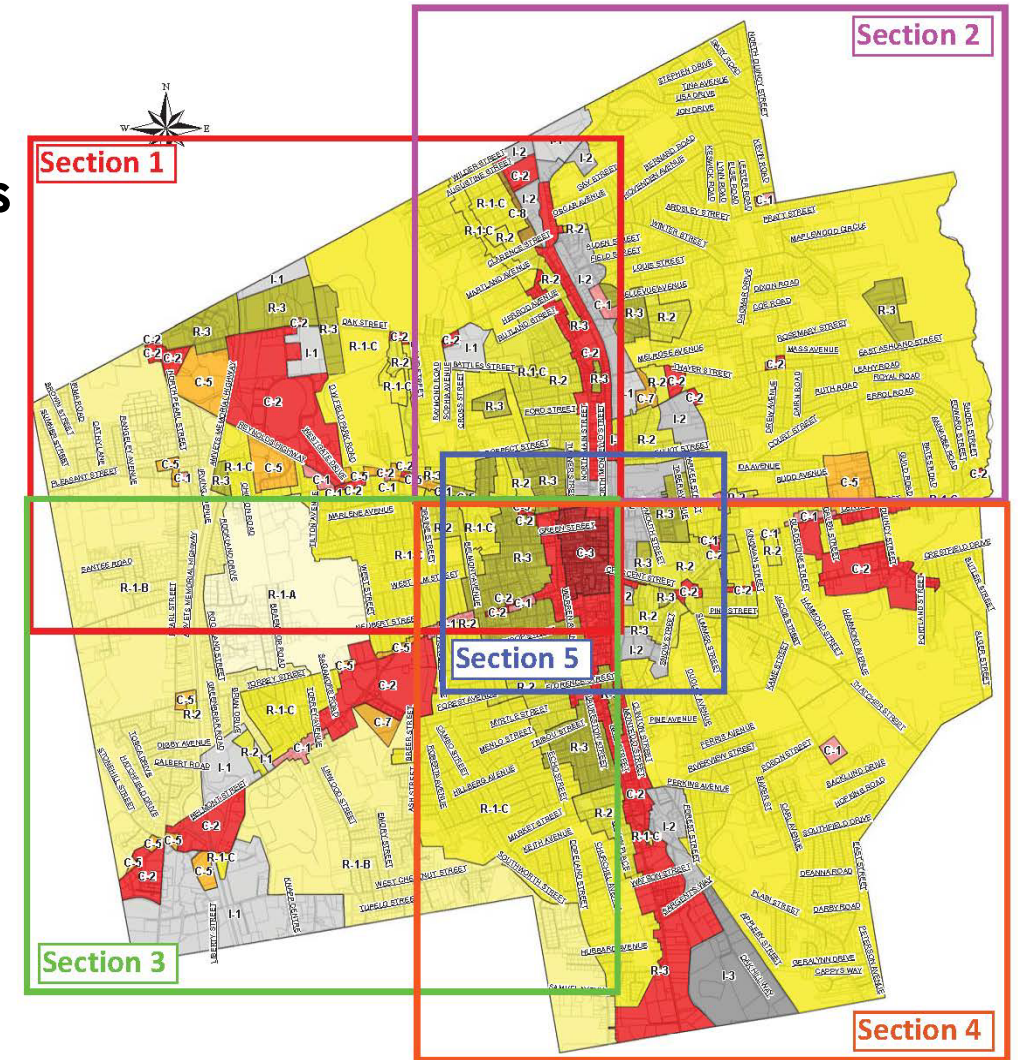
City of Brockton - Zoning Map - Section 1

Lovett
Brook

















SWITCH TO: **Section 1** | **Section 2** | **Section 3** | **Section 4** | **Section 5**

Brockton					Accurate as of 2014 Please Contact Brockton Building Department for Zone Boundary Confirmation
Zone Designation					
 R-1-A (Single-Family Residential)	 R-3 (Multi-Family Residential)	 C-1 (Neighborhood Commercial)	 C-7 (Sports & Convention)	 C-8 (Highway Commercial)	
 R-1-B (Single-Family Residential)	 C-2 (General Commercial)	 I-1 (Industrial Park)			
 R-1-C (Single-Family Residential)	 C-3 (Central Business)	 I-2 (General Industrial)			
 R-1-D (Single-Family Residential)	 C-5 (Office Commercial)	 I-3 (Heavy Industrial)			
 R-2 (Multi-Family Residential)					



SWITCH TO: **Section 1** | **Section 2** | **Section 3** | **Section 4** | **Section 5**

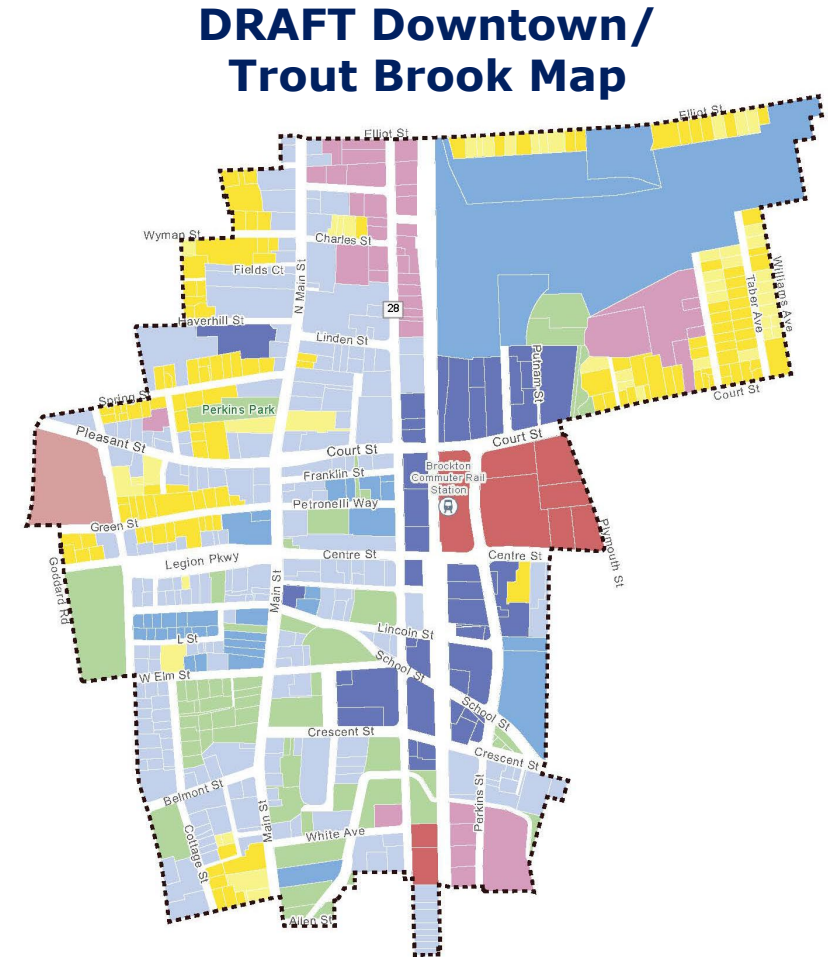
Brockton		 R-3 (Multi-Family Residential)	 C-7 (Sports & Convention)	Accurate as of 2014 Please Contact Brockton Building Department for Zone Boundary Confirmation
Zone Designation		 C-1 (Neighborhood Commercial)	 C-8 (Highway Commercial)	
 R-1-A (Single-Family Residential)	 C-2 (General Commercial)	 I-1 (Industrial Park)		
 R-1-B (Single-Family Residential)	 C-3 (Central Business)	 I-2 (General Industrial)		
 R-1-C (Single-Family Residential)	 C-5 (Office Commercial)	 I-3 (Heavy Industrial)		
 R-2 (Multi-Family Residential)				

What is a Form-Based Code?

Future Zoning Map

Districts are more granular and specific – down to the street, block, and even to the parcel.

Districts still govern uses and dimensions, but the focus is on how buildings relate to each other and to the public realm – i.e. the elements important to pedestrians.



What is a Form-Based Code?

Current Zoning Ordinance – Text and Table-Based

Sec. 27-9. - Standards for residential zones (Table 1).

TABLE 1. STANDARDS FOR RESIDENTIAL ZONES

All Items Listed Below Are Identified as Maximum or Minimum for Standards Imposed	R-1A	R-1B	R-1C	R-2	R-3	R-4
Building height (Maximum)						
Principal building	2½ stories or 35 feet	2½ stories or 35 feet	2½ stories or 35 feet	3 stories or 45 feet*	3 stories or 45 feet*	3 stories or 45 feet
Accessory building	20 feet	20 feet	20 feet	30 feet	30 feet	
Lot area per dwelling unit						
(Minimum in square feet)	30,000 single family	30,000 single family	30,000 single family	7,500 single family 5,000 two family	7,500 single family 5,000 two family	5,000 single family 7,500 two family
					12,000 for first 3 units in multi-family then 2,000 for each additional unit over 3	
Lot frontage (Minimum in feet)	175	175	175	100	100	50 single family 75 two family
					One, two and three family	Multi-family
Yards (Minimum in feet)						
Front	30	30	30	20	20	35
Side						10
Total	50	30	30	20	20	40
One side	20	15	15	10	10	20
Rear	50	30	30	25	25	50
Lot coverage (Maximum)	20%	25%	25%	30%	30%	25%
Off-street parking	1 space per housing unit	1 space per housing unit	1 space per housing unit	2 spaces per housing unit	2 spaces per housing unit	1 space per unit
Signs (Maximum)	In all districts as per Article XIV, section 27-67(1).					

*Building height modifications: In the R-2 and R-3 Districts, buildings may be erected to a height of 6 stories or 80 feet, provided the yard requirements in each district are met and, in addition to these requirements, the rear and side yards shall be increased by one foot for each 5 feet of building height above 45 feet.

(Code 1965, § 27-9; Ord. No. D128, 8-27-81; Ord. No. E007, § III, 9-26-00)

TABLE 2. STANDARDS FOR COMMERCIAL ZONES

All Items Listed Below are Identified as to Maximum or Minimum for Standards Imposed	C-1	C-2	C-3	C-5	C-7	C-8
Building height (Maximum)	2 stories or 35 feet	5 stories or 60 feet unless authorized by special permit pursuant to section 27-49	5 stories or 60 feet unless authorized by special permit pursuant to section 27-49	4 stories or 55 feet	5 stories or 60 feet unless authorized by special permit pursuant to section 27-49	5 stories or 60 feet unless authorized by special permit pursuant to section 27-49
Lot area (Minimum) Commercial use	None	None	None	10,000 s.f.	None	None
Lot front (Minimum) Commercial use	None	None	None	75 feet	None	None
Lot depth (Minimum)	100 feet	None	None	100 feet	None	None
Yards (Minimum)						
Front	10 feet	None	None	30 feet	None	None
Side	None, except abutting a Residential Zone, then not less than 20 feet	None, except abutting a Residential Zone, then not less than 20 feet	None	20 feet	None, except abutting a Residential Zone, then not less than 20 feet	None, except if abutting a Residential Zone, then not less than 20 feet ¹
Rear	None, except abutting a Residential Zone, then not less than 10 feet	None, except abutting a Residential Zone, then not less than 20 feet	None	25 feet	None, except abutting a Residential Zone, then not less than 20 feet	None, except if abutting a Residential Zone, then not less than 20 feet ¹
Floor area ratio	.75	None	None	.50	None	None
Off-street parking	As per Article IX Table 4	As per Article IX Table 4	None ²	As per Article IX Table 4	As per Section 27-32.9	As per Section 27-32.95(4)
Off-street loading	As per Article IX Table 5	As per Article IX Table 5	As per Article IX Table 5	As per Article IX Table 5	As per Section 27-55	As per Article IX Table 5
Signs (Maximum) Commercial use	In all districts except C-8—As per Article XIV, Section 27-67(2), (3) and (4).					

¹ Provided, however, that the 20-foot side and rear yard requirements when abutting a residential zone shall not apply to any retail use containing at least 50,000 square feet of retail floor area and a minimum lot size of 5 acres if the applicable yard is separated from such residential zone by any part of the street.

² In the case of rehabilitation of commercial and/or industrial buildings to residential use and new residential construction, there shall be one (1) parking space provided for the first bedroom and .5 parking space for each additional bedroom per unit.

(Ord. No. 1965, § 27-10; Ord. No. D129, 8-27-81; Ord. No. D371, 7-28-95; Ord. No. F010, § II, 11-27-01; Ord. No. F011, § II, 12-31-01; Ord. No. G037, § I, 3-12-07)

What is a Form-Based Code?

Current Zoning: Example: Lovett Brook

District	Height (stories)	Lot area (minimum)	Frontage (feet)	Yards (feet)	Lot coverage	Green space
R-3 (Multi-family residential)	3	7,500 SF (single unit) 5,000 SF (two unit) 12,000 SF for the first 3 units then 2,000 SF per unit	100	F – 20 S – 10(20) R – 35	30%	25%
C-2 (General Commercial)	5	None	None	F – None S – None (20 for res.) R – None (20 for res.)	25%	10%
C-5 (Office)	4	10,000 SF	75	F – 30 S – 20 R – 25	0.5 Floor Area Ratio (FAR)	10%

What is a Form-Based Code?

Future Zoning Ordinance

5. Residential Districts

5.5.3 Duplex (2-units)

Districts in which Building Type is Permitted		
	NR	UR
Duplex (2-units)		Y

DEFINITION

A building that is divided horizontally into two (2) dwelling units, each of which have an independent entrance either directly from outside the building or through a common vestibule.

- Share driveway?
- Shared parking?
- Common open space.



No final pictures



Building Components Allowed for this Building Type

	Awning	Entry Canopy	Lobby Entrance	Stoop	Portico	Projecting Porch	Engaged Porch	Balcony	Bay	Dormer	Shed Dormer	Cross Gable	Projecting Gable	Side Wing	Rear Addition	Storefront	Arcade
Duplex (2-units)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Form-Based Code - Progress Set: April 17, 2024

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5. Residential Districts

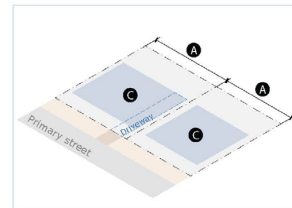
5.5.3 Duplex (2-units)

Lot Dimensions	
	Min.
A LOT WIDTH	60 ft
B LOT DEPTH	70 ft

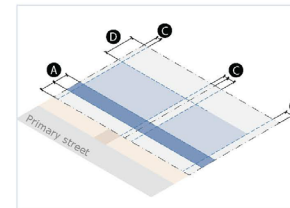
Lot Development	
	Max.
C LOT COVERAGE	60%
	Min./Ideal
D GREEN SCORE	0.35 0.40

Parking Setbacks	
	Min.
E Primary FRONT SETBACK	20 ft
F Secondary FRONT SETBACK	10 ft

Building Setbacks	
	Min. Max.
A Primary FRONT SETBACK	10 ft 20 ft
B Secondary FRONT SETBACK	10 ft 20 ft
	Min.
C SIDE SETBACK	3 ft
Sum of Side SETBACKS	6 ft
D REAR SETBACK	20 ft
Building Separation	10 ft



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Form-Based Code - Progress Set: April 17, 2024

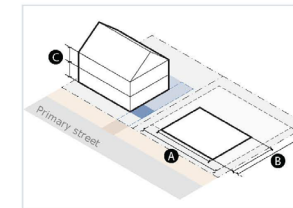
5. Residential Districts

5.5.3 Duplex (2-units)

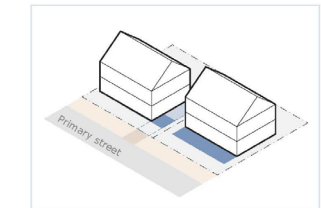
Main Mass	
	Min. Max.
A BUILDING WIDTH	40 ft 56 ft
B DEPTH	30 ft 52 ft
C Story Height	10 ft 12 ft
	Max.
D Number of Stories	2.5
	Min.
GROUND STORY Elevation	2 ft
FAÇADE Build Out	50%
Roof Type	Flat, GABLE, HIP, MANSARD

Façade Composition	
	Min. Max.
A GROUND STORY FENESTRATION	15% 50%
B UPPER STORY FENESTRATION	15% 50%

Use + Occupancy	
	Max.
DWELLING UNITS per LOT	2
DWELLING UNITS	2
	Min.
Outdoor AMENITY SPACE	1/du



Form-Based Code - Progress Set: April 17, 2024



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What is a Form-Based Code?

Future Zoning Ordinance

Diagrams and photographs supplement the tables making it easier to understand the rules for each district, use, and building type.

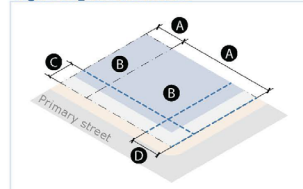
6. Mid-Rise and High-Rise Districts

6.6.4 Lab Building

Lot Dimensions	
A LOT WIDTH (min)	30 ft
Lot Development	
B LOT COVERAGE	Max. 100%
GREEN SCORE	Min. Ideal 0.20 0.25
OPEN SPACE	Min. 15%
Parking Setbacks	
D Primary FRONT SETBACK	Min. 30 ft
E Secondary FRONT SETBACK	Min. 30 ft

Building Setbacks	
Curb Setback	
MR-2	Min. 12 ft
HR	18 ft
	Min. Max.
A Primary FRONT SETBACK	2 ft 15 ft
	Min. Max.
B Secondary FRONT SETBACK	2 ft 15 ft
	Min.
C Side SETBACK	0 ft
	Min.
D REAR SETBACK	0 ft

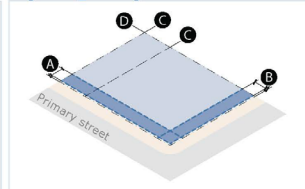
Figure xx Lot Dimensions



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Figure xx Building Setbacks



6. Mid-Rise and High-Rise Districts

6.6.4 Lab Building

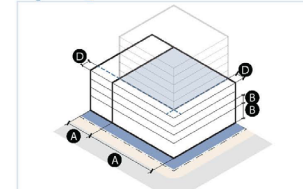
Main Mass	
A BUILDING WIDTH	Max. 200 ft
FLOOR PLATE	
MR-2	30,000 sf
HR	35,000 sf
FACADE Build Out	
Primary Front	80%
Secondary Front	65%
	Min.
	GROUND UPPER
B STORY Height	18 ft 10 ft
Number of Stories	
MR-2	3 6
HR	4 9
C BUILDING HEIGHT, feet	Max.
MR-2	95
HR	155
D Step-Back (5th + 6th story)	Min.
MR-2	10 ft
HR	-
Roof Type	Flat

Façade Composition	
A GROUND STORY FENESTRATION	Max.
Primary Façade	70%
	Min. Max.
Secondary Façade	15% 70%
	Min. Max.
B UPPER STORY FENESTRATION	15% 70%
	Max.
BLANK WALL	20 ft

Use + Occupancy	
	Max.
GROUND STORY Entrance Spacing	30 ft
	Min.
Commercial Space Depth	30 ft

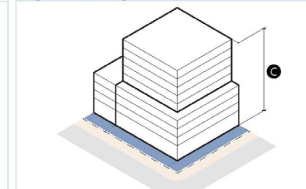
Roof-mounted Mechanicals	
Mechanical Equipment, Screening, Penthouse Height	Max.
MR-2	15 ft
HR	-
Abutting Non-NR + UR Districts	15 ft
Abutting NR + UR Districts	20 ft

Figure xx Main Mass



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Figure xx Composition

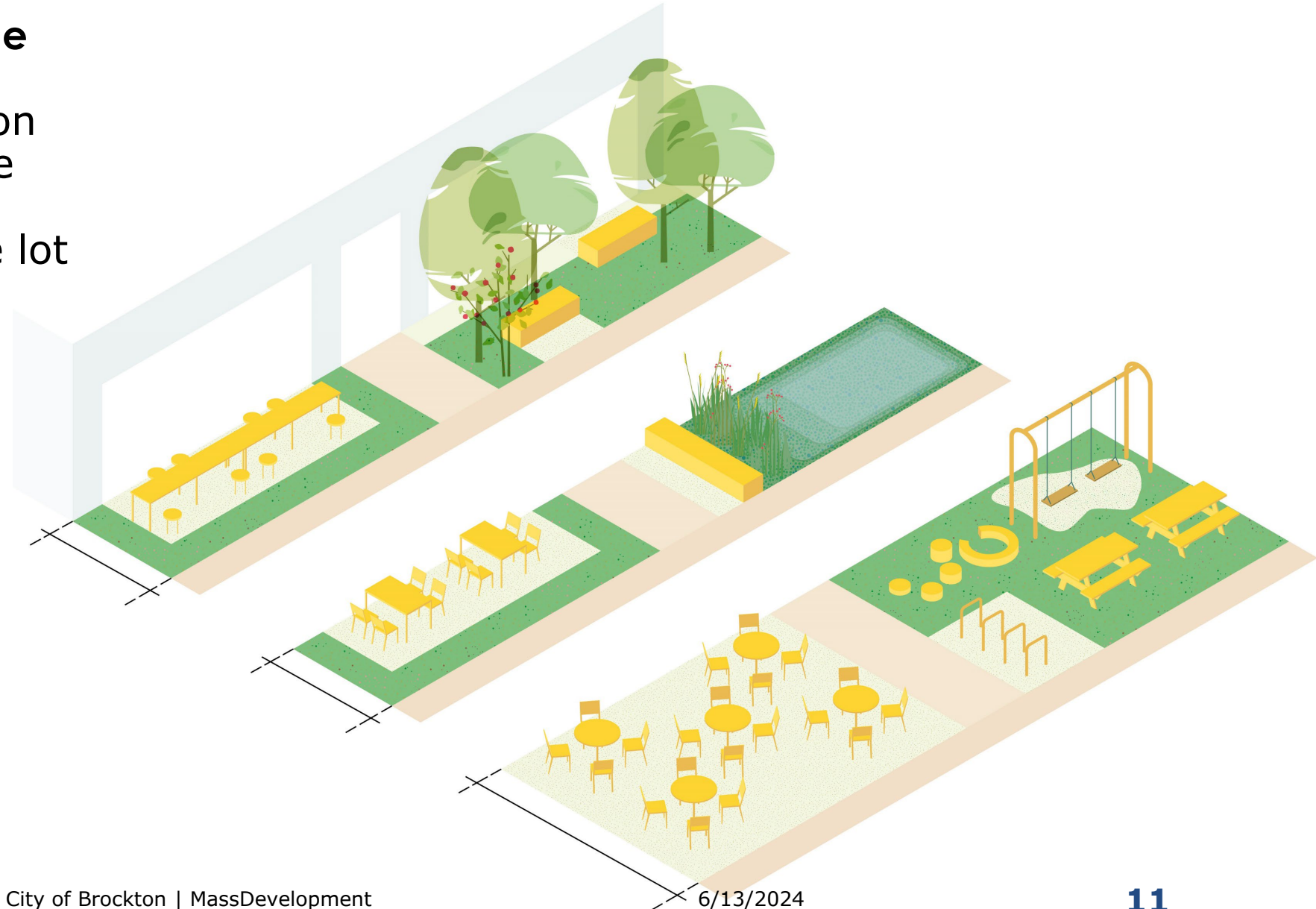


Form-Based Code - Progress Set April 17, 2024

What is a Form-Based Code?

Future Zoning Ordinance

Other diagrams focus on what can happen in the yards, particularly the front yard between the lot and the setback line.



Build Your Building

Determine the Use / Assemble the Building

Residential model



Commercial/Multi-unit dwelling



Build Your Building

Determine the Use / Assemble the Building

- ▶ What type of building are you creating?
 - ▶ Residential/Commercial/Mixed
- ▶ How many stories?
- ▶ How many modules will form your building? What is the scale of your building?

**BUILD YOUR
Neighborhood**
RESIDENTIAL MODEL:
WHAT WE'LL NEED



The Lot: 60x



Building S

Pitched
Roof

**BUILD YOUR
Neighborhood**
COMMERCIAL AND
MIXED USE



The commercial
model: 30x60'

Ground Floor Facades: 14x30'

 Office

 Multi-family

 Light Industrial

 Retail

Upper Floor Facades: 10x30'

 Office

 Multi-family

WHAT ARE THE POSSIBILITIES?
WHAT CAN WE BUILD?

 1 Layer	 Small
 Medium	 Large
 Extra Large	

Step 1: Assemble the model.
Step 2: Pick a facade based on the desired use.
Step 3: How many modules will form your building?
Step 4: What is the scale of your building?
Step 5: Is your building commercial or mixed use?

Build Your Neighborhood

Assemble the Buildings along the street

BUILD YOUR *Neighborhood* SETBACKS & FRONTAGES

What is a setback?

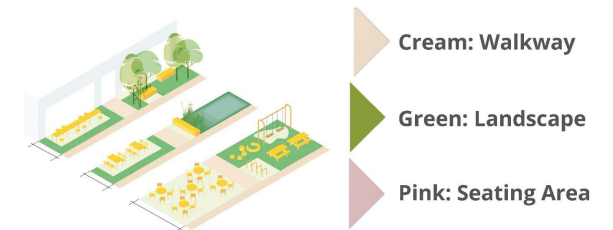
A setback is the distance between the street line and the building.

Residential: Max 30'

Commercial: Max 20'

Step 1: Decide where to place your building on your lot.

Step 2: Design your own front yard combining the following materials:

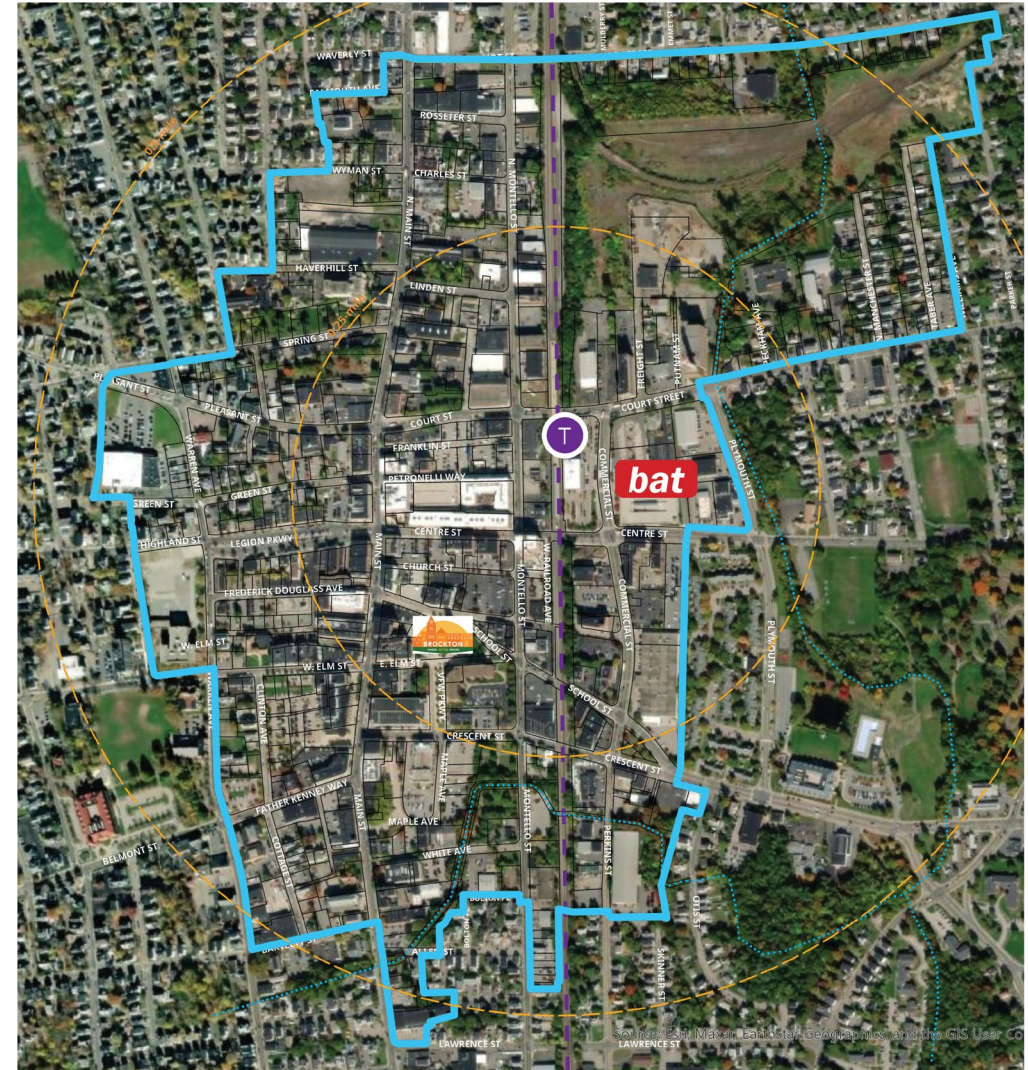


Step 3: After you finished designing your lot, place it along the Street to build your Neighborhood.

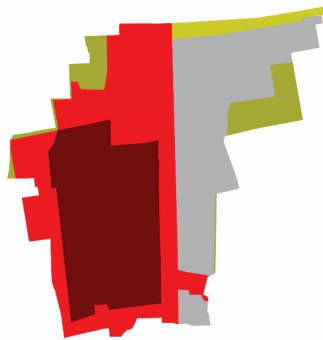


Neighborhood Goals: Downtown/Trout Brook






- ▶ **2023 Planning process for the Form-Based Code**
- ▶ **Also implements the Downtown Strategic Plan, Downtown Urban Renewal Plan, Downtown/Trout Brook Land Use Plan, and the Downtown/Trout Brook Urban Renewal Plan**



Downtown Trout Brook



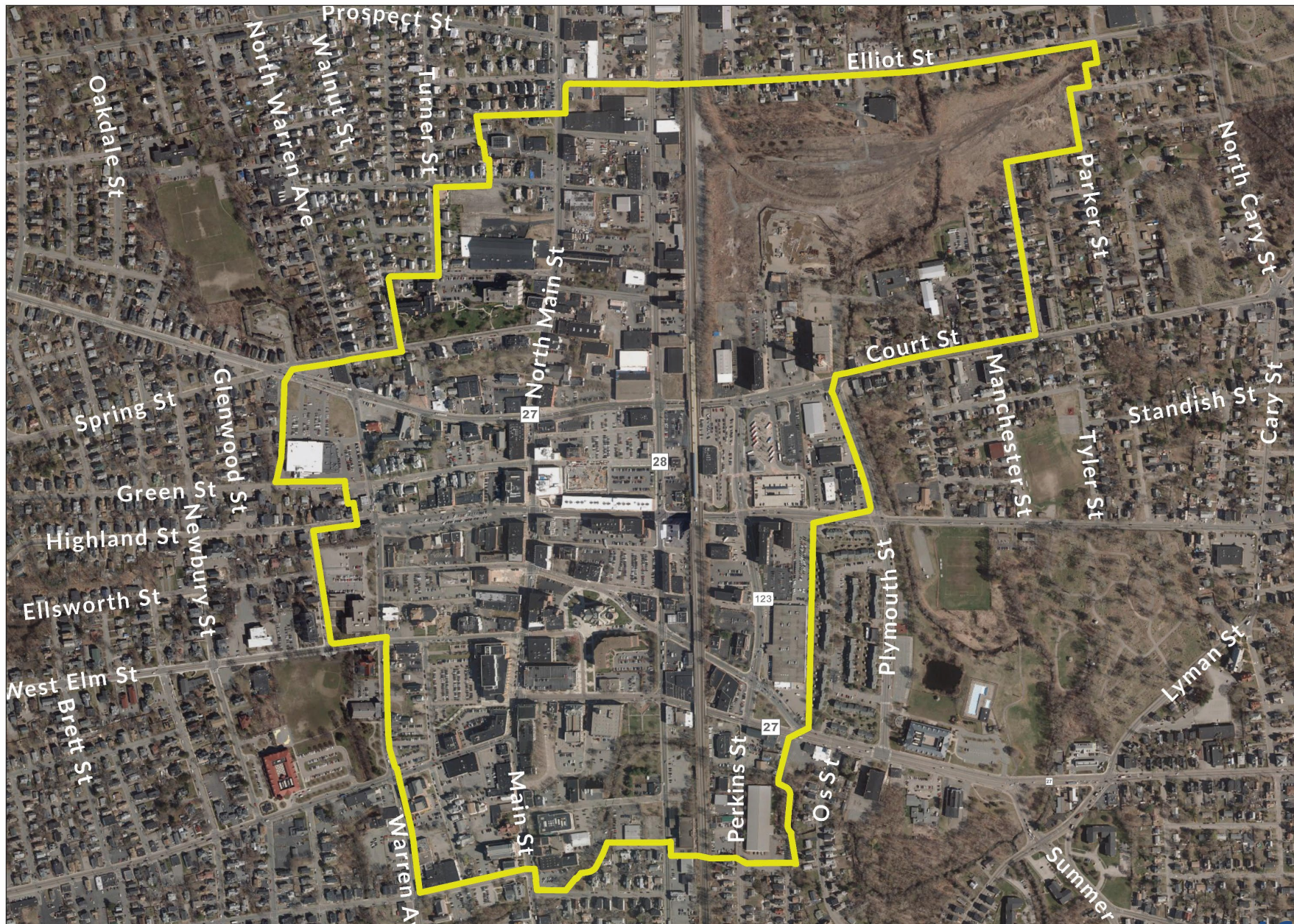
Downtown Trout Brook Zoning

-  Multi-Family Residential R-2
-  Multi-Family Residential R-3
-  General Commercial C-2
-  Central Business C-3
-  General Industrial I-2



Map Scale
1:4,000

Lovett Brook Phase 2 | City of Brockton | MassDevelopment



6/6/2024

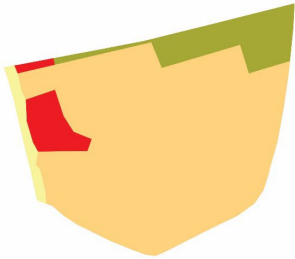
Neighborhood Goals: Lovett Brook

► Recommendation of the 2022 Lovett Brook Land Use Plan





Existing Land Uses



Lovett Brook

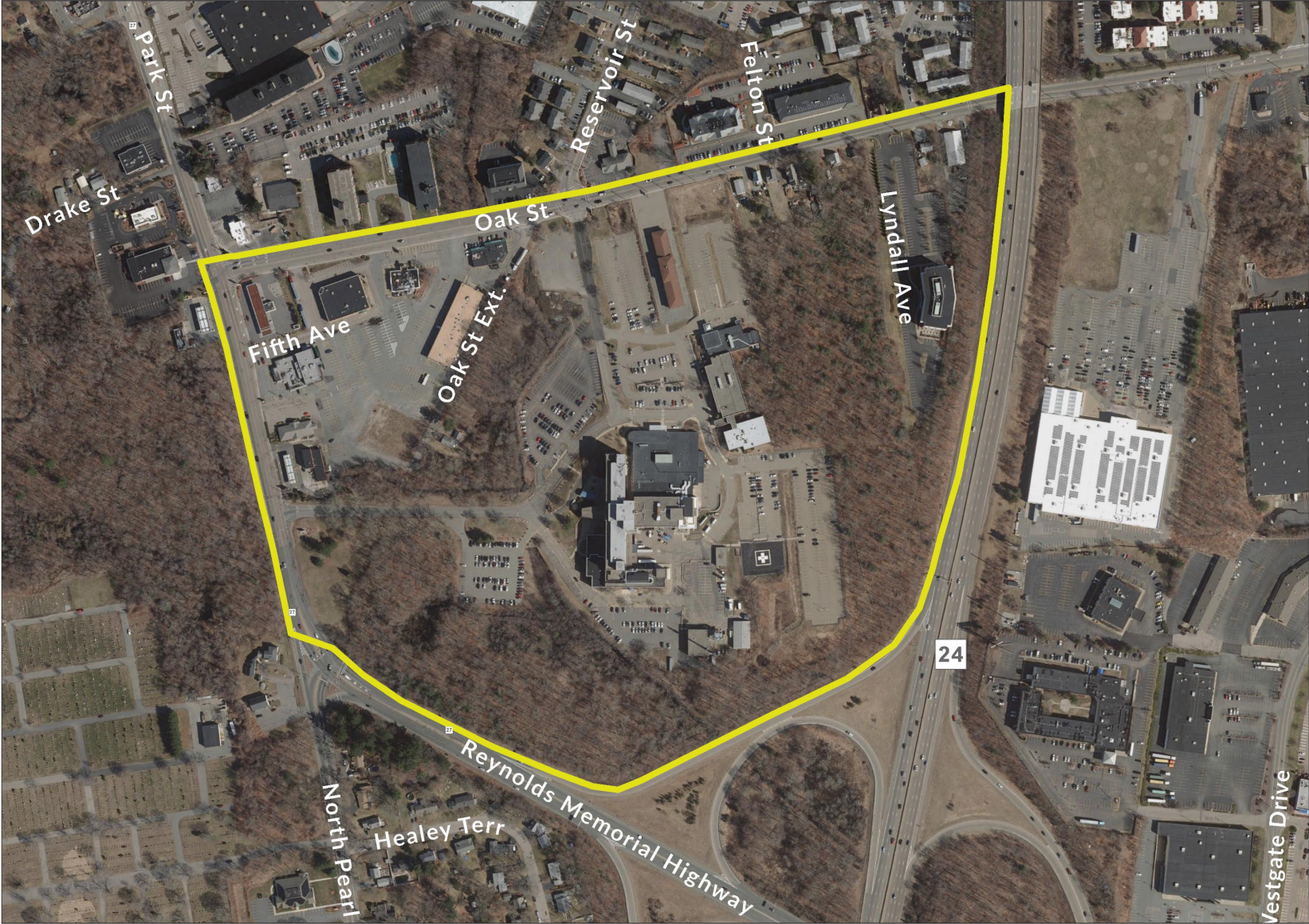


Lovett Brook Zoning

-  Single-Family Residential R-1-B
-  Multi-Family Residential R-3
-  General Commercial C-2
-  Office Commercial C-5



Map Scale
1:2,000



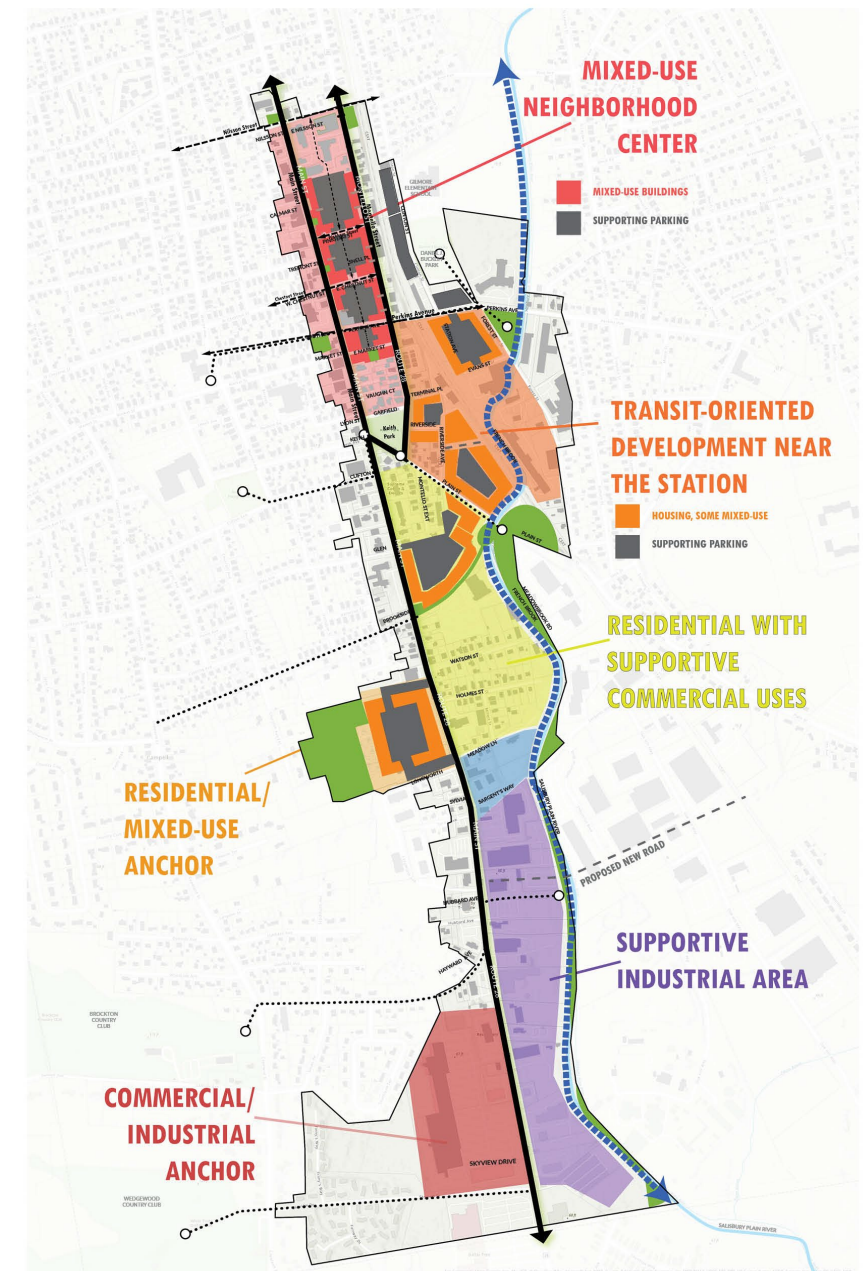
Neighborhood Goals: Campello

► Recommendation of the 2023 Campello Neighborhood Plan

Table of Actions and Priorities

The following table groups the recommendations of this plan into specific categories of action. It identifies the priorities and main partners for each set of actions.

Priority	Action	Partners
0-2 years	<p>Rezone the Campello neighborhood to address the following:</p> <ul style="list-style-type: none"> • Compliance with Section 3A/ the MBTA Communities Act to add the potential for more housing in the area, including missing middle housing. • Addressing the recommendations for new districts to fulfill the goals of this plan. • Adding new uses, allowable by right or by special permit, as appropriate, to support new business opportunities. • Add requirements to address housing at a range of affordability levels. • Right-size dimensional standards for the districts. This may require the use of a hybrid or form-based code. 	<ul style="list-style-type: none"> • Brockton Planning & Economic Development Department • Campello Partnership • Brockton Planning Board • Brockton Mayor and City Council • MHP



Campello



Campello Zoning

- Single-Family Residential
R-1-B
- Single-Family Residential
R-1-C
- Multi-Family Residential
R-2
- Multi-Family Residential
R-3
- General Commercial
C-2
- General Industrial
I-2
- Heavy Industrial
I-3



Map Scale
1:5,000

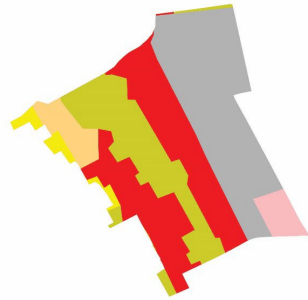


Neighborhood Goals: Montello







- ▶ **Part of new 2024 Neighborhood Planning Process – just began this month!**



Montello



Montello Zoning

-  Single-Family Residential
R-1-C
-  Multi-Family Residential
R-2
-  Neighborhood Commercial
C-1
-  General Commercial
C-2
-  Office Commercial
C-5
-  General Industrial
I-2



Map Scale
1:3,000



Next Steps

September 17: City-Wide Form-Based Code Presentation

Lovett Brook: Phase 2

Skânia Kóðigu QR
Escaneie o Código QR
Eskane Kòd QR la
Escanea el código QR



JOIN US!


May 22, 2024
Lovett Brook Workshop:
Review the 2021 Land Use Study

June 13, 2024
City-Wide Form-Based Code
Workshop

September 17, 2024
Lovett Brook Presentation:
Final Presentation

Time and Location:
6pm-7:30pm in the Cafeteria
Brockton North Middle School
108 Oak Street
Brockton, MA 02301

Campello



Scan the QR code
Skânia Kóðigu QR
Eskane Kòd QR
Escaneie o Código QR
Escanea el código QR


<https://brockton.ma.us/city-departments/planning/planning-the-future/campello/>

WHAT DOES FBC MEAN TO YOU?

August 29, 2024
Campello Form-Based Code Draft
PRESENTATION
6pm - City Hall, GAR Room.

September 17, 2024
Campello Form-Based Code
FINAL PRESENTATION
6pm - North Middle School

Montello



Scan the QR code
Skânia Kóðigu QR
Eskane Kòd QR
Escaneie o Código QR
Escanea el código QR


<https://brockton.ma.us/city-departments/planning/planning-the-future/montello/>

WHAT DOES FBC MEAN TO YOU?

August 27, 2024
Montello Form-Based Code Draft
PRESENTATION
6pm - City Hall, GAR Room.

September 17, 2024
Montello Form-Based Code
FINAL PRESENTATION
6pm - North Middle School

Downtown Trout Brook



Scan the QR code
Skânia Kóðigu QR
Eskane Kòd QR
Escaneie o Código QR
Escanea el código QR

<https://arcg.is/1HTqfH0>

WHAT DOES FBC MEAN TO YOU?

September 17, 2024
City-Wide Form-Based Code
FINAL PRESENTATION
6pm - North Middle School

