

REGULATING PLAN

Land use regulations are generally related to a map. In conventional land use bylaws, this is a land use map that shows roads, green spaces and land use districts for the individual lots.

In Form-based zoning, a map is also used; however, it provides additional information about the design and development requirements for each lot within the context of the neighbourhood. This map is called the Regulating Plan.

The Regulating Plan provides standards for the development of each lot, and guidance on how each lot relates to adjacent properties and streets. The Regulating Plan is the controlling document for implementing Form-based zoning regulations and serves three main functions: administrative, regulatory and guidance for design.¹

Regulating Plans are used in conjunction with Form-based zoning regulations to regulate the urban form of an area. Form-based zoning regulations describe neighbourhood components such as zone, building, street and open space “types”. The Regulating Plan shows where the components are placed. Unlike a conventional land use map, the Regulating Plan specifies the various “types” of buildings, streets and open spaces that will be featured in an area.

While some building types lend themselves to certain uses—for example, shopfront buildings work well for retail, and houses work well for residential—other building types are quite flexible in their use—a townhouse, for example, can accommodate a wide spectrum of residential, retail, workplace, and institutional uses. The intent is to create a setting that accommodates a variety of uses over time, but is highly specific in terms of physical form.²

ADMINISTRATIVE FUNCTION OF A REGULATING PLAN

The Regulating Plan is the starting point in the Form-based zoning regulation. Using this map, a property owner can find what zone their property is found in and/or what type of street corridor it faces.³ The property owner can then look up the requirements for development in the regulations. A land use plan, used in conventional land use bylaws, deals only with the administrative function.



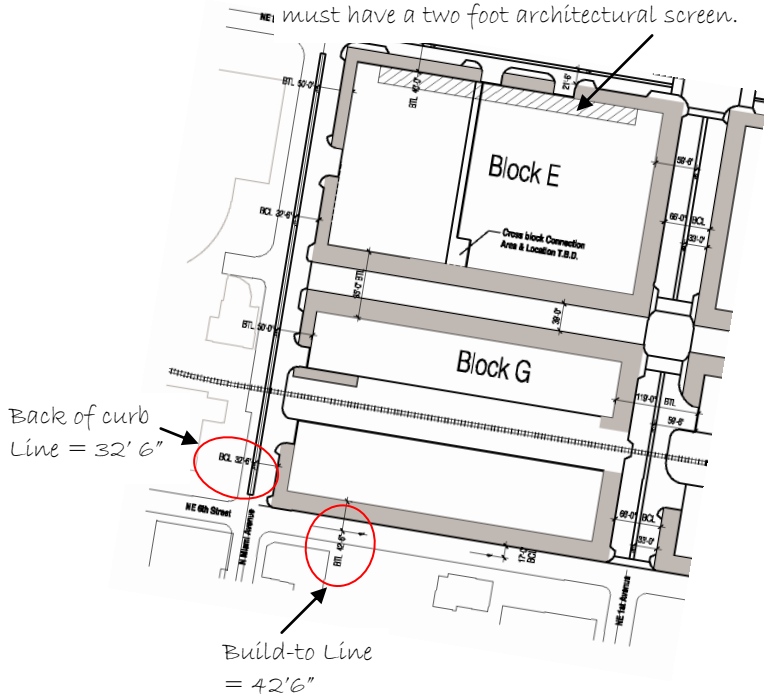
The Regulating Plan on the left, a draft for a town in Florida, shows various zones, while the Regulating Plan for Columbia Pike, VA on the right shows the frontages required on different streets. A Regulating Plan could also show both.



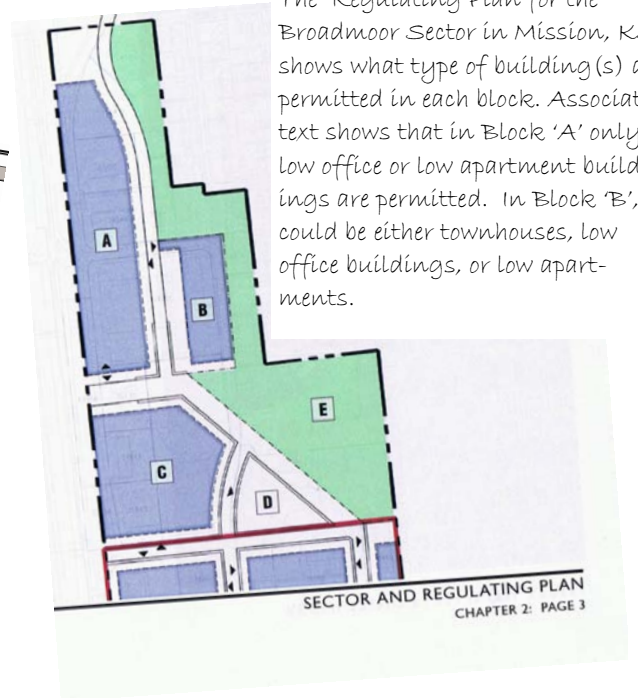
REGULATING FUNCTION OF THE REGULATING PLAN

The Regulating Plan shows regulations related to the properties and how they relate to surrounding areas. These could include build-to lines, height or the type of buildings that are permitted in different areas.

In the Regulating Plan for Miami World Centre, an exposed parking garage is permitted along this part of the street but it must have a two foot architectural screen.



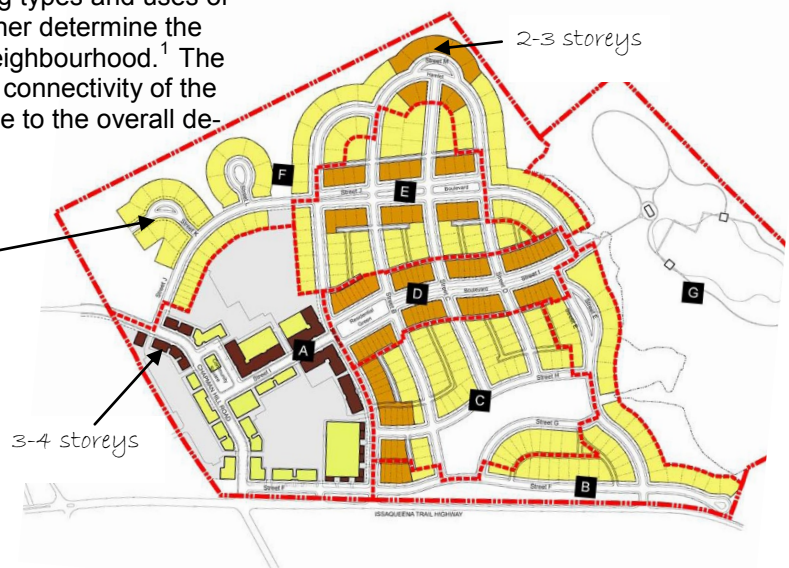
The Regulating Plan for the Broadmoor Sector in Mission, KS shows what type of building (s) are permitted in each block. Associated text shows that in Block 'A' only low office or low apartment buildings are permitted. In Block 'B', it could be either townhouses, low office buildings, or low apartments.



PLANNING AND DESIGN IN THE REGULATING PLAN

The Regulating Plan should be developed in such a way that it establishes the physical configuration of the *public* realm as well as the allowable building types and uses of land in the *private* realm, which together determine the look, feel and function of the entire neighbourhood.¹ The regulations, as well as the layout and connectivity of the streets and open spaces, all contribute to the overall design of the neighbourhood.

In this Regulating Plan from Clemson, SC, this color indicates buildings on the lots can be 1-2 storeys, which helps determine the sense of enclosure and place for the street.



THE REGULATING PLAN AND ZONING

Conventional zoning - what we do now

The current Land Use Bylaw (LUB) uses a Land Use map to provide an administrative function for the regulation of use of private land on an individual lot basis.

Form-based zoning - what we're proposing

The proposed Form-based zoning regulations would use Regulating Plans to provide information on the different elements for each area, and regulations to help achieve a cohesive integration of both the public and private realm. It provides an administrative function for both the regulation of use on private land, but also the regulation for how this development contributes to the public realm. These Regulating Plans would be developed as part of the Area Structure Plan process and then made part of the LUB.

REFERENCES

¹Spikowski, Bill. Regulating Plans: Theory and Practice. Presentation for Form-based Codes Institute. 2007

² <http://www.smartcommunities.ncat.org/toolkit/TCDDM/Codes2.htm>

³For additional information on different approaches to developing Form-based zoning regulations, refer to Smart Growth Bulletin #7 - Form-based Zoning