



GEORGETOWN DOWNTOWN DEVELOPMENT DISTRICT



TASK FORCE
MEETING No. 6

Incentives

4/04/2016



FORM-BASED CODE
PERMITTED USES

FINALIZE INCENTIVES

NEXT STEPS



TODAY'S
AGENDA



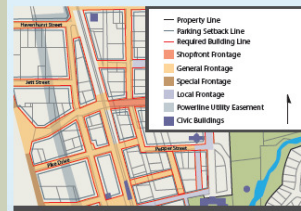
FORM-BASED CODE



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Conventional zoning codes can be notoriously tedious and difficult to understand. Alternatively, Form-Based Codes (FBCs) allow you to use pictures and diagrams to easily describe the types of development, redevelopment, parking, buildings, streets, open space, and so on that are acceptable in your community.

FBCs use simple, everyday language and can cut up to sixty percent out of the length of the code.



Regulating Plan

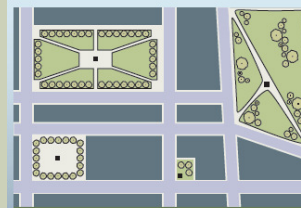
FBCs may vary greatly from town to town, big city to small village. However, all FBCs address, at minimum, four common factors:

1. Regulating plan (zoning map),
2. Building type and location,
3. Open space considerations, and
4. Design and function of streets (thoroughfare standards).

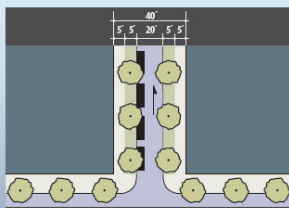
They lay out, in broad strokes, the type, size, and scale of desired development.



Building Form Standards



Open/Public Space Standards



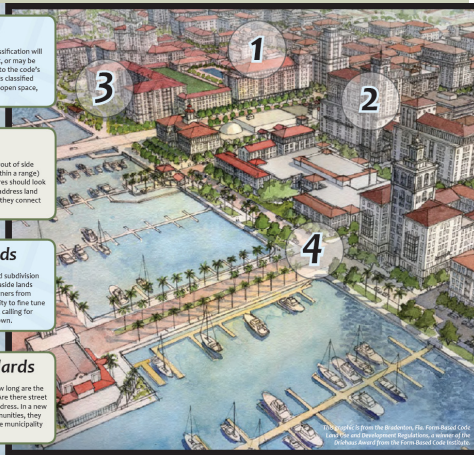
Thoroughfare/Street Standards



FORM-BASED CODE

A Delaware Guide to Form-Based Codes

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1. Regulating Plan
The regulating plan is a FBC's "zoning map" and lays out where each classification will apply. It may categorize areas based upon what types of street they front, or may be based on districts (neighborhood, urban, or urban core). It acts as a key to the code's subsequent regulations. For example, if the parcel you are interested in is classified "neighborhood," you can then determine what types of buildings, uses, open space, and roadway requirements are applicable.

2. Building Form Standards
Building form standards regulate the placement of a building and the layout of side yards, setbacks, lot coverage, and parking. They also set down (often within a range) minimum and maximum number of stories. They show what the structures should look like after development or redevelopment. Building form standards also address land use. Generally, FBCs don't have "residential," or "commercial." Instead, they connect allowable uses to appropriate building types.

3. Open/Public Space Standards
Open/public space standards have long been part of standard zoning and subdivision regulations. When new development occurs, these standards act to set aside lands for parks, trails, etc. In existing, built-up areas, they prevent property owners from encroaching on damaging the public right-of-way. FBCs allow a community to fine tune the open space standards to fit different areas of the town, for example, calling for playgrounds in neighborhoods and for small plazas and benches downtown.

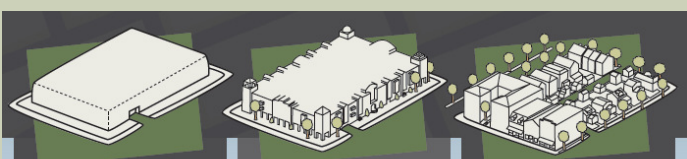
4. Thoroughfare/Street Standards
How wide is a neighborhood street? What should the speed limit be? How long are the blocks and where are the sidewalks, what lanes, and crosswalks placed? Are there street trees, lighting, or parking? This is what thoroughfare/street standards address. In a new development, they help define the new street network. In existing communities, they most often represent conditions existing on the ground or conditions the municipality would like to see following maintenance or improvements.



FORM-BASED CODE

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How zoning defines a one-block parcel

Density, use, floor-area ratio (FAR), setbacks, parking requirements, and maximum building heights(s) specified.


How design guidelines define a one-block parcel

Density, use, FAR, setbacks, parking requirements, and maximum building heights(s), frequency of openings, and surface articulation specified.

How form-based codes define a one-block parcel

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.

Adapted from Peter Katz and Steve Price, Urban Advantage



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The Benefits of Form-Based Codes

Towns and cities across the country are increasingly looking for simpler, easier to understand ways of regulating growth and development. FBCs provide a template to:

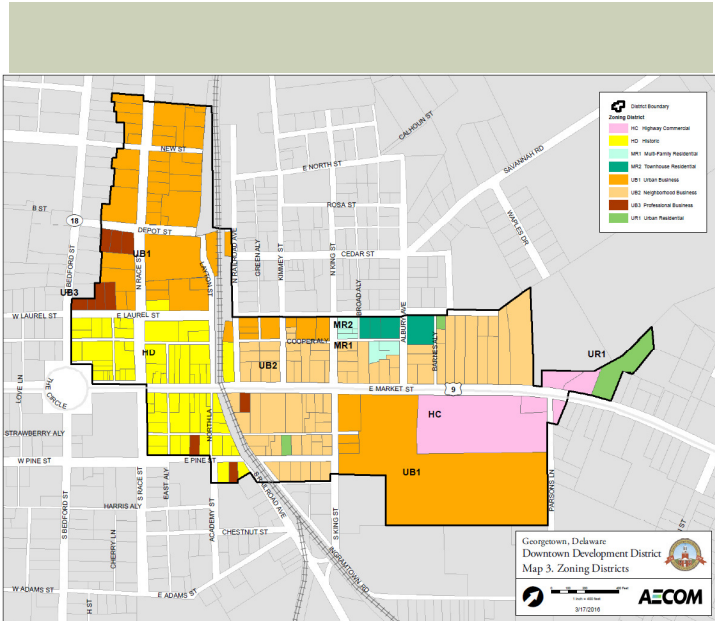
- Identify economic development opportunities,
- Placemaking,
- Redevelop old buildings, and
- Set standards for community scale and character.




If your community has a history of thoughtful planning, creating a FBC is an opportunity to streamline layers of old regulations and overlapping districts.


For newer communities, the process of identifying what you like best about your municipality and distilling the public's vision into simple language, pictures, and diagrams will help your town prepare for future growth and development.

PERMITTED USES






Georgetown, Delaware
 Downtown Development District
 Map 3. Zoning Districts






ZONING DISTRICT



Current Uses vs. Historic District Study Committee Permitted Uses

- Proposed Town Center District; TC-1 and TC-2
- TC-1 Uses: Residential, Professional/Business Offices, Retail Sales and Services
- TC-2 Uses: All permitted uses in TC-1 with additional uses
- List of prohibited uses



PERMITTED
USES

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INCENTIVES



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Local Incentives

Account for 20% of consideration for designation

The municipality is required to implement the incentive package as described and proposed for the duration of the District designation. Grant funds will not be available to projects until the incentive package is adopted and made available to developers. Changes to the incentive package must be approved by the Committee. Designation may be rescinded by the Committee if conditions are not adhered to.

Need to include timeline for the implementation of incentives
(include supporting documentation)

Fee or Tax Reductions	Regulatory Flexibility	Permit or Licensing Reform
Special Zoning Districts	Exemptions from Local Ordinances	Streamlined Permitting



PROPOSED INCENTIVES

From DDD
Program
Guidelines

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CURRENT INCENTIVES



Incentive	In effect since	Geographic Area
Realty Transfer Tax Exemption – 1 st Time Homebuyer	August 2004	Town Wide
Facade, Sign and Awning Improvement Grant	May 2015 (Renewed Annually)	East Market Street Corridor
<i>Phased Payment of Impact Fees</i>	<i>October 2010 (Sunset)</i>	<i>Targeted Commercial Areas</i>
<i>Suspension of Emergency Services and Georgetown Recreation, Education and Arts Trust</i>	<i>October 2010 (Sunset)</i>	<i>Targeted Commercial Areas</i>
<i>Property Tax Phase in over five (5) years</i>	<i>October 2010 (Sunset)</i>	<i>Targeted Commercial Areas</i>
<i>Expedited Planning Process Review</i>	<i>October 2010 (Sunset)</i>	<i>Targeted Commercial Areas</i>

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PROPOSED INCENTIVES



Incentive	In effect since	Geographic Area
Ten (10) year property tax increase phase in (on improvements)	Within 90 days of designation	DDD Designated Area
Impact Fee (Water & Sewer) Reduction: Commercial Structure – 20% Mixed Use – 35% 1 initial EDU; Add'l EDU's calculated at end of first 12 months in operation	Within 90 days of designation	DDD Designated Area
Business License Fee Waiver (5 years) – New Businesses	Within 90 days of designation	DDD Designated Area
Accelerated Development Review Process (Administrative Approval)	Within 90 days of designation	DDD Designated Area
Building Permit Fee Reduction (Sliding Scale 15% to 75%)	Within 90 days of designation	DDD Designated Area
Emergency Services and Georgetown Recreation, Education and Arts Trust Reduction (50%)	Within 90 days of designation	DDD Designated Area

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NEXT STEPS



■ UPCOMING DATES

- Wednesday, April 13th – Public Workshop Presentation
Joint meeting with Town Council and Planning Commission
- Friday, April 15th – Submit to OSPC for Review
OSPC needs 15 days to review plan
- Wednesday, May 11th – To TC for Adoption
- Application and Plan must be submitted by June 1st

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QUESTIONS?

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