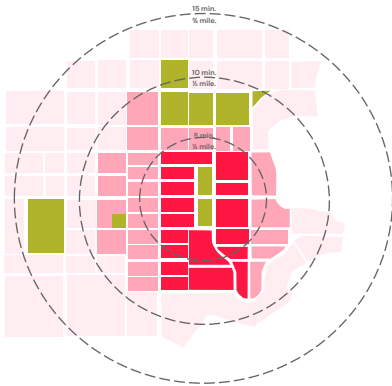


GROVELAND FORM-BASED CODE

COMMUNITY TYPE

Town



The most dense community type, made up of several neighborhoods connected by a street grid proximate to regional thoroughfares. Towns include three zoning districts: a Town Core with retail, office, and attached housing, Town Center with smaller lot housing, and Town Edge with larger lot housing. Most homes are sited within a half mile from the Core. Public elementary, middle, and high schools are also permitted within the Town's Center and Edge zone.

COMMUNITY TYPE

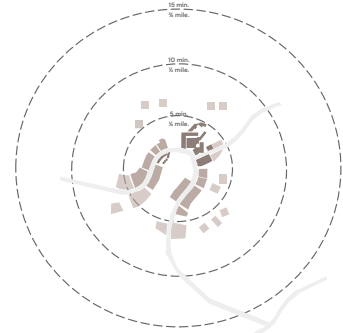
Village



A medium sized community made up of several neighborhoods connected by a street grid and surrounded by Conservation and/or Agriculture. Villages include three zoning districts: a Village Core with retail, office, and attached housing, Village Center with smaller lot housing, and Village Edge with larger lot housing. Most homes are sited within a quarter mile from the Core. Public elementary and middle schools are permitted in all zoning districts in this future land use category.

COMMUNITY TYPE

Hamlet



Groveland's HAMLET community type is a defined settlement within an agricultural or natural setting featuring homes clustered along one or more curvilinear roads. Hamlets include three zoning districts: a small Hamlet Core with retail, office, and attached housing, Hamlet Center with smaller lot housing, and Hamlet Edge with larger lot housing. Most homes are sited within an eighth mile from the Core. Public elementary schools are permitted in all zoning districts in this future land use category.



PROJECT PROFILE

Client

City of Groveland, FL

Year Adopted

2020

Project Area

22 Sq. Miles

Project Duration

12 months

Groveland Form-Based Code, Groveland, FL

The Groveland Form-Based Code is a new land development code for the City of Groveland. The code is designed for clarity and ease of use, and encourages the creation of places that are full of natural charm, local character, and pedestrian-friendly in scale. The code encourages the construction of neighborly buildings that are pleasing in materiality and promote a “front-porch” lifestyle. The requirements and design guidelines ensure walkability to public spaces, daily needs and a protection of the natural features and views. In addition to addressing the look and feel of these communities, there is an intentional focus on streets and connectivity to the Regional Trail. Through form, facade and the mass of buildings on can create a rationale micro-cosm of community that ensure the whole of the City will be greater than the sum of its parts. Numerous developments are already underway following the new code and it is clear that Groveland is becoming one of the best places to live in the region.

