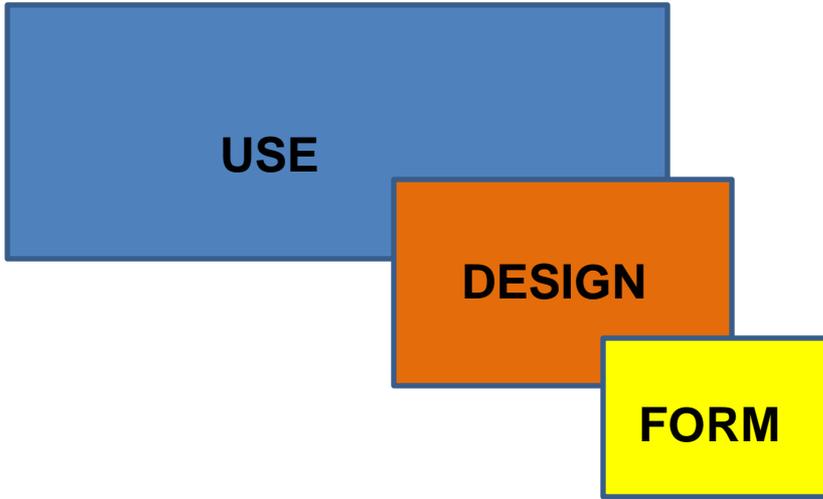


Form-Based Code
vs
Traditional Code

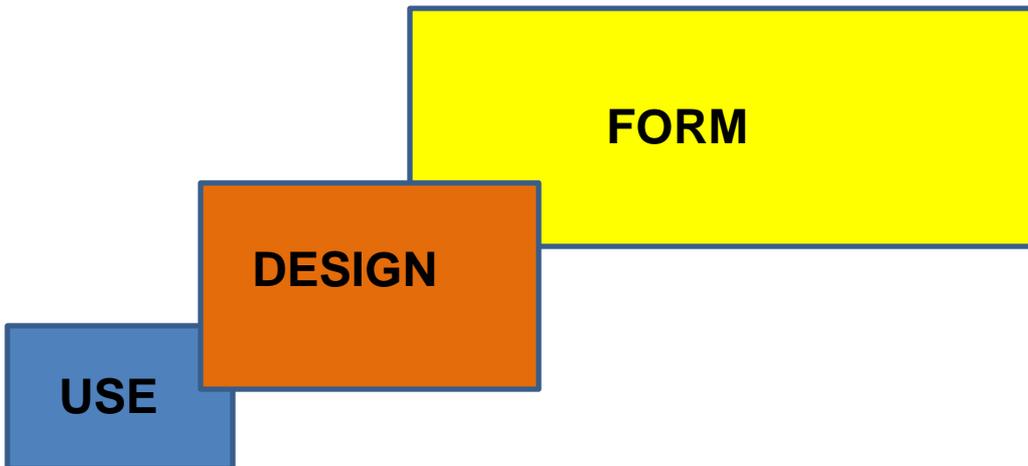
DEFINITIONS

Traditional or Euclidean Zoning- Focuses on the type of use allowed on the land. Based on the notion that each space should have one, singular use.

Form-Based Zoning- Focuses on building form as it relates to streetscape and adjacent uses. Encourages mixed use. Relies on design concepts and patterns intended to preserve the assets and character of a community.



Traditional
Zoning



Form-Based
Code

Traditional Zoning

Focuses on uses.
Attempts to segregate a community according to its different uses.

Form-Based Code

Focuses on building form.
Preserves community character through design requirements.



Traditional Zoning

Discourages mixed uses and may prevent development in certain areas.

Form-Based Code

Encourages mixed uses and promotes walkable communities.



Traditional Zoning

Attempts to create uniformity by applying parameters like setbacks, heights, density, and floor area ratios.

Form-Based Code

Focuses on the role that individual buildings serve in shaping the public streetscapes.



The process

- *Traditional zoning uses minimum setbacks but the ultimate location and form of the building within the building envelope is unpredictable! Because of this unpredictability, every site plan for new development must go to the Planning Commission.*
- Form-based code is prescriptive and predictable, therefore, if a developer follows the code, the development can be approved administratively. If the developer wants to deviate, recourses are the Planning Commission and the Zoning Board of Appeals.

Example Situation

A store downtown is leveled due to fire. Code dictates the following regarding infill:

§156.182 (n) New or infill buildings in the B-3 District shall be set back from any public street right-of-way a maximum of ten feet. In no case shall new or infill buildings in this district be setback further than the established building line of adjacent buildings in the district, as determined by planning commission.

Our existing code protects the building line downtown. This is what it does not protect against:



Maximum height= 3.5 stories

Meets the building line!



Maximum Lot Coverage: 100%

In summary:

- Form-based codes emphasize the physical character of development (site design) and de-emphasize the regulation of land use.
- Form-based codes are the result of a public design process, which creates a clear vision for a district or neighborhood.
- Form-based codes use illustrations to explain design elements rather than using numeric standards and text.
- Form-based codes encourage mixed uses to reduce the need to travel.