Zoning for the Future
Form-Based Codes
Framing the Context

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THIS LAND

The Battle Over Sprawl and the Future of America

Taking the Lead - Creating Our Sustainable Development Agenda

Lincoln Institute of Land Policy
www.lincolninst.edu
Density / mix of uses = unhealthy conditions
Separate uses / suburban zoning: Euclid v. Amber Realty 1926
Lincoln Institute of Land Policy
www.lincolninst.edu
States Managing Growth

Michigan        California
Maryland        Pennsylvania
Oregon           Washington
Massachusetts
So times are changing … but zoning isn’t.

- Requires large lots
- Bans multi-family
- Forbids mixed-use
- Barriers to urban redevelopment
- Restrictions on accessory dwelling units
- Red tape for transit-oriented development
- Minimum parking requirements
Starting Over: Form-Based Codes

- Zoning that is more concerned with the arrangement and form of buildings than the use that goes on inside of them.
A method of regulating development to achieve a specific urban form. Form-Based Codes create a predictable public realm by controlling physical form primarily, and land uses secondarily, through city or county regulations.
Common elements

- **Regulating Plan.** A map of the regulated area designating the locations where different building form standards apply.

- **Building Form Standards.** Regulations of configuration, features, functions of buildings that define/shape the public realm.

- **Public Space/Street Standards.** Specifications for the elements within the public realm (e.g., sidewalks, travel lanes, street trees, street furniture, etc.).

- **Administration.** A clearly defined application and project review process.

- **Definitions.** Glossary to ensure the precise use of technical terms.

- **Architectural Standards.** Regulations controlling external architectural materials and quality.
The Transect

T-1: Rural  T-2 Reserve
T-3 Edge    T-4 General
T-5 Center  T-6 Core
The SmartCode

“... design criteria for streets, blocks, open spaces and buildings based on their geographic location from rural preserve to urban core ... a replacement for the aging zoning ordinances often criticized ... for perpetuating sprawl.”

www.placemakers.com
www.smartcodepro.com
Catching On

- CA: Petaluma, Ventura, Pleasant Hill, Sonoma
- CO: Boulder
- VA: Arlington
- Gulf Coast (Long Beach, Moss Point MS)