Types of Form-Based Codes
What is a Form-Based Code?
School to be shared by adjacent neighborhood

Short face of residential blocks

Club

Playground in each quadrant

Roads connect across edges wherever possible

Neighborhood shops & institutions at center

Bus stops at center

Mixed use streets anchored by retail at 100% corners

Regional institutions at the edge

Parking lot designed as plaza

Workshops and offices along edges

1 mile secondary area

1/2 mile
In the traditional neighborhood, pedestrians and cars share a variety of routes.

Suburban sprawl is characterized by its convenience for the car at the expense of the pedestrian.

The region of city, towns, villages, and hamlets.
Transect-Based
T1 - Natural
T2 - Rural
T3 Sub-Urban (‘the American Dream’)
T4 General Urban (the corner store, apts.)
T5 Urban Center (i.e., Main Street)
T6 Urban Core (civic center)
Special Districts
(uses that are by scale not pedestrian-oriented)
The Transect Wheel

The Transect Wheel: A Basic for Planning

The Transect Wheel is a robust planning tool for preserving and creating meaningful and diverse human habitats. It is divided into six T-Zones, which co-exist in a delicate balance. They vary by the level of intensity of their natural, built, and social components. Transect-based planning expands choices for the region to the community, block, lot, and building. It is a dynamic solution to sustainable one-size-fits-all development.

* The Transect Wheel's components are subject to collaboration for local context.

Hall Alminana

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Where is a FBC applied in a city?
FBC with conventional zoning carved out
Conventional zoning with FBC carved out
How are Form-Based Codes adopted?
Mandatory Form-Based Codes
Freestanding, city-initiated
*Central Petaluma SmartCode*

**Central Petaluma Specific Plan**

*City of Petaluma*
Adopted June 2, 2003

**Central Petaluma SmartCode Regulating Plan**
Central Petaluma SmartCode
Freestanding, developer-initiated Sonoma Mountain Village SmartCode
Rail-Volution 2008  Good Community by Careful Design  San Francisco
Integrated Form-Based Code

Ventura Midtown Corridors Development Code

Main Street & Thompson Blvd

MIDTOWN CORRIDORS DEVELOPMENT CODE
Adopted by City Council December 17, 2007

Legend
- Ti Zone
- T2 Zone
- 2 Story Height Overlay
- Stonefront Overlay
- Proposed Beer Alley
- Corridor Zone/Southeast

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Rail-Volution 2008  Good Community by Careful Design  San Francisco
VENTURA MIDTOWN CORRIDORS DEVELOPMENT CODE

FBC AMENDMENT TO ZONING ORDINANCE

Ordinance Code
City of San Buenaventura, California
(Supplement No. 28)

Preliminaries
SAN BUENAVENTURA
CITY CHARTER
and
MUNICIPAL CODE
VOLUME I

Published by Order of the City Council

Published by Municipal Code Corporation
Tallahassee, Florida 1999

OFFICIALS
of the
CITY OF SAN BUENAVENTURA, CALIFORNIA
AT THE TIME OF THIS CODIFICATION

James J. Friedman
Mayor

Ray Di Giulio
Deputy Mayor

Brian Brennan
Donna De Paola
James L. Morahan
Sandy E. Smith
Jack Tingstrom
City Council

Robert G. Boehm
City Attorney

Barbara J. Kam
City Clerk

This code constitutes a complete recodification of the ordinances of the City of San Buenaventura, California, of a general and permanent nature.

Source materials used in the preparation of the Code were the 1971 Code, as supplemented through November 2, 1998, the 1992 Zoning Ordinance, as supplemented through September 21, 1998, and ordinances subsequently adopted by the council. The source of each section is included in the history note appearing in each section.

PART 2A FORM-BASED CODING FOR SPECIAL AREAS

Chapter 24.2A.100 [General Provisions]
Sec. 24.2A.100.010. Contents
Part 2A of the zoning ordinance consists of the following subparts:
1. SUBPART G: General Provisions.
2. SUBPART 2HM: Midtown Corridors Development Code
SUBPART G: Chapter 24.100 General Provisions.
Sec. 24.100.010. Intent and Purpose.
The intent of this Part 2A is to continue implementing policies and actions set forth in the 2005 Ventura General Plan relating to preservation of community characteristics and community vitality, appropriate urban form, and smart growth principles emphasizing pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and environmentally sensitive building design and operation. As discussed in Chapter 3 of the General Plan, these objectives can be promoted through the ongoing establishment of transit-based zones (referred to from time to time as “T-Zones”) within the Ventura Planning Area and the adoption of development codes utilizing form-based coding to serve as the basis for the regulation of land use and development within those transit-based zones.
Sec. 24.100.020. Establishment of Development Codes. In order to further the purposes of the General Plan, the City Council may, from time to time, adopt and amend "development codes" for the communities, corridors, or districts identified in the General Plan, or for other geographically discrete areas of the Ventura Planning Area as may be specified by the City Council. Such "development codes" may provide for, among other subjects, the establishment of building design, site design, and other design-related standards that, once adopted, shall apply to development proposed to be constructed or carried out in any areas of the City subject to such development codes. The development codes may utilize transit-based, form-based coding, with regulating plans or similar mechanisms prescribing appropriate land uses, and project and site design principles relating to appropriate building types, housing mix, integration of land uses, and appropriate form for the pedestrian orientation, streetscape, and public realm in the subject area. Such development codes may be adopted as subparts of this Part 2A and may include the following subparts that may be numbered accordingly:
SUBPART 2HM: Midtown Corridors Development Code
SUBPART 24G: Satney & Wells Communities Development Code (reserved).
SUBPART 24W: Victoria Avenue Corridor Development Code (reserved).
SUBPART 24W: Westside Community Development Code (reserved).
Sec. 24.100.030. Adoption or amendment. The adoption or amendment of a development code shall be carried out in accordance with the procedures for zoning ordinance text amendments as set forth in Chapter 24.540. The adoption or amendment of the boundaries of a regulating plan within a development code, or the boundaries of any zones established by a development code or regulating plan, shall be carried out in accordance with the procedures for a zone change as set forth in Chapter 24.540.
Sec. 24.100.040. Applicability. After a development code is adopted for a particular community, corridor, or district identified in the General Plan, or for any other geographically discrete area of the Ventura Planning Area as may be specified by the
ZONING DISTRICT MAP

City of San Buenaventura
Department of Community Development
Planning Division

Map prepared by GIS for:

Zoning Designations

- HD Single Family
- MD Multi-Family
- CS Commercial
- CP Commercial Park
- RD Residential
- A-4 Agricultural
- CR Conservation
- GR General Retail
- FR Residential Farm
- SF Special

NOTES

This zoning map is intended for general planning purposes only. It is not intended to replace or supersede specific information contained in other city documents. Use this map at your own risk. Changes to the map will be made as needed to reflect changes in the city's zoning regulations. Updated annually.
Optional Form-Based Codes
Floating TND Zone

City of Chico
Title 19 – Land Use & Development Regulations
TND Zone

Adopted by the City of Chico
July 3, 2002
(Ordinance #2358)
Optional Mississippi Gulf Coast SmartCodes
Hurricane Katrina destruction
City of Pass Christian SmartCode

City of Pass Christian, Mississippi
As edited by the Planning Commission
Not approved by the City Attorney
or Mayor and Board of Aldermen

Rail-Volution 2008   Good Community by Careful Design   San Francisco
City of Gulfport SmartCode
Handsboro (Gulfport) Community Plan

Mandatory once adopted
Downtown Pass Christian Community Plan

*Mandatory* once adopted

Downtown Pass Christian Community Plan
Regulatory Map 1 of 2

Legend
- City Limits
- Community Planning Areas
- Parcels
- RR Corridor Overlay
- Own_Bldings
- Cdv_Space

Transect Zones
- T3R
- T3V
- T4L
- T4+
- T9C
- T9H

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WELCOME TO SMARTCODE CENTRAL

The SmartCode is a model transect-based development code available for all scales of planning, from the region to the community to the block and building. The code is intended for local calibration to your town or neighborhood. As a form-based code, the SmartCode keeps towns compact and rural lands open, while reforming the destructive sprawl-producing patterns of separated use zoning.

SmartCode Central collects all the important components of transect-based planning in one place. We provide files of the latest versions of the model SmartCode and supplementary Modules, including new sustainability standards. We also link to calibrators, attorneys, and town planners who do significant work with the SmartCode.

The SmartCode was released by Duany Plater-Zyberk and Company (DPZ) in 2003, after two decades of research and implementation. The code is open source and free of charge.

The non-profit Center for Applied
Regional scale  Community scale  Building & block scale
California Global Warming Solutions Charrette