

Form-based Zoning Grows Up

Rocky Mountain Land Use Institute

Denver, CO | March 14, 2014

Don Elliott, FAICP

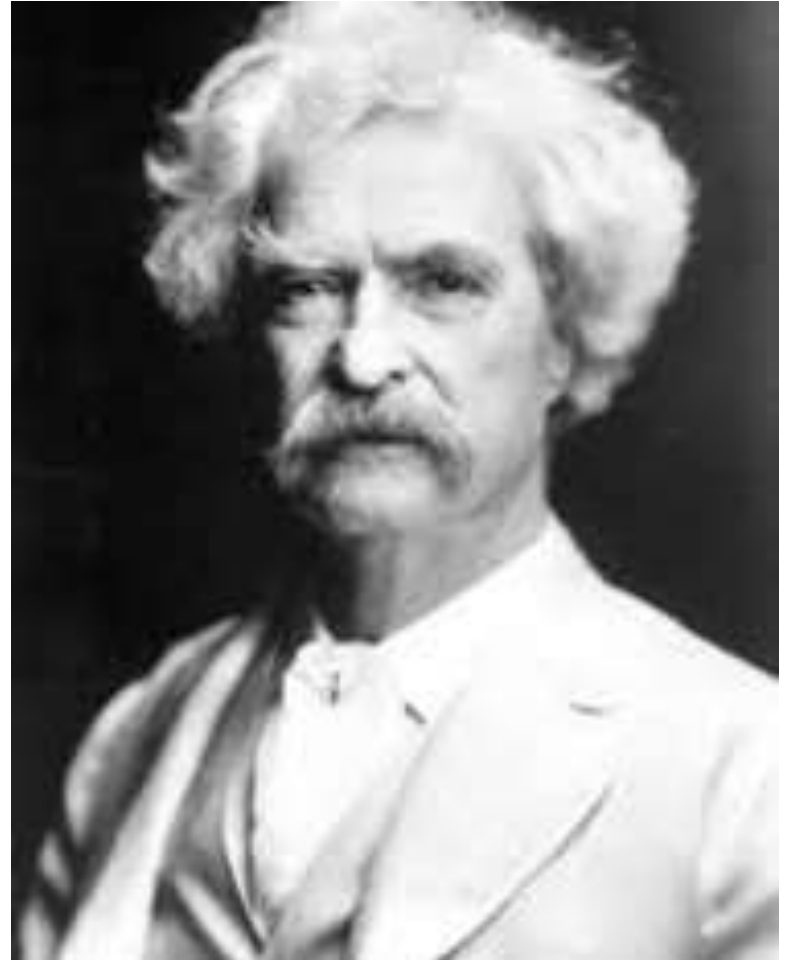
Matt Goebel, AICP

Overview

- The path of zoning evolution
- What is form-based zoning?
- *The Rules that Shape Urban Form*
 - Six case studies
- Form-based controls & other planning goals
 - Sustainability
 - Housing affordability
 - Demographic changes
 - Historic preservation
- Six questions to consider before preparing form regulations...

Form Based Zoning Grows Up

- What is it?
- How is it being used?
- What are we learning?



Form Based Zoning Grows Up



First...

There were nuisances

- From WAY back

Then there was zoning

- Remember Euclid

Then zoning got too rigid

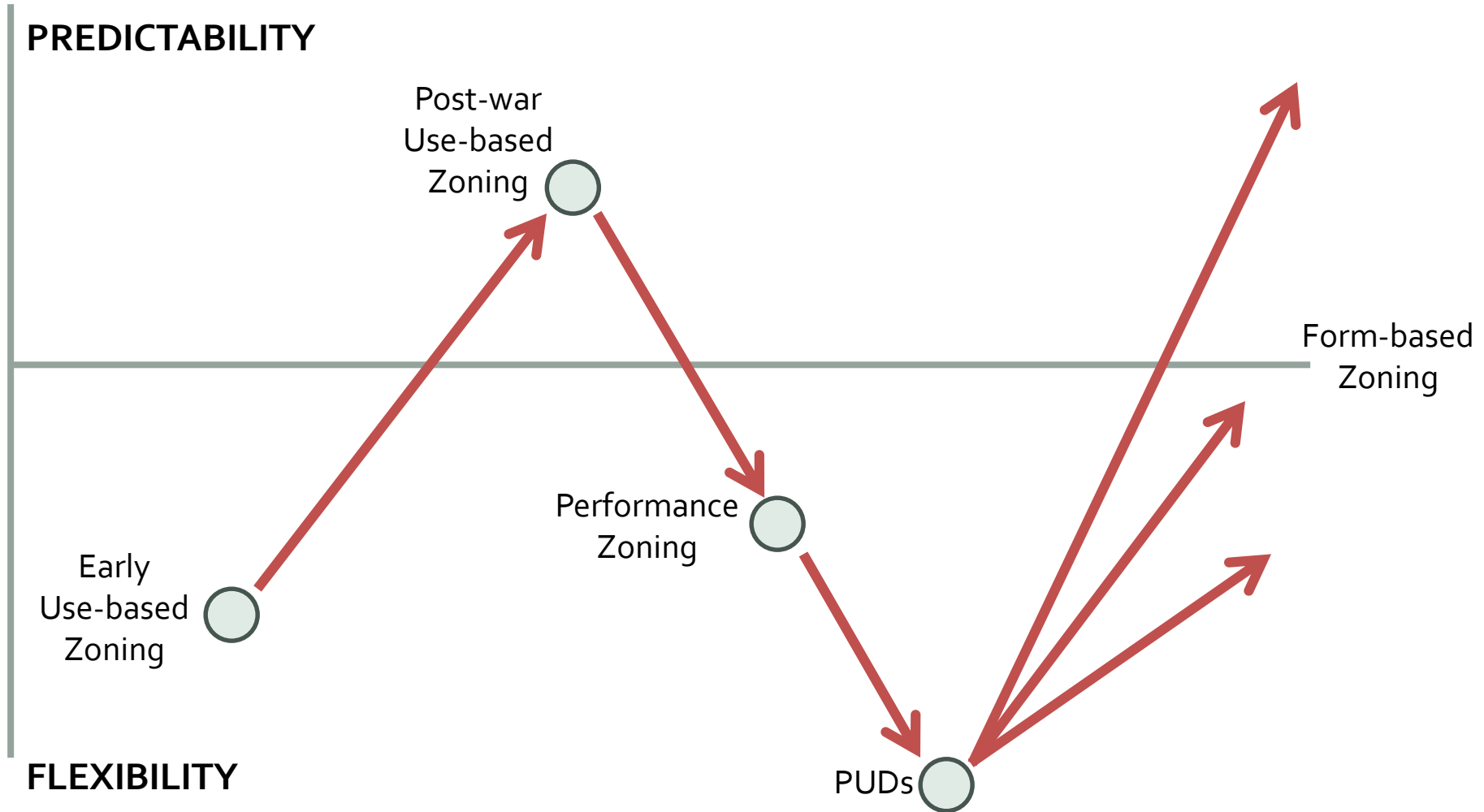
- Too many districts and uses

Then zoning got too flexible

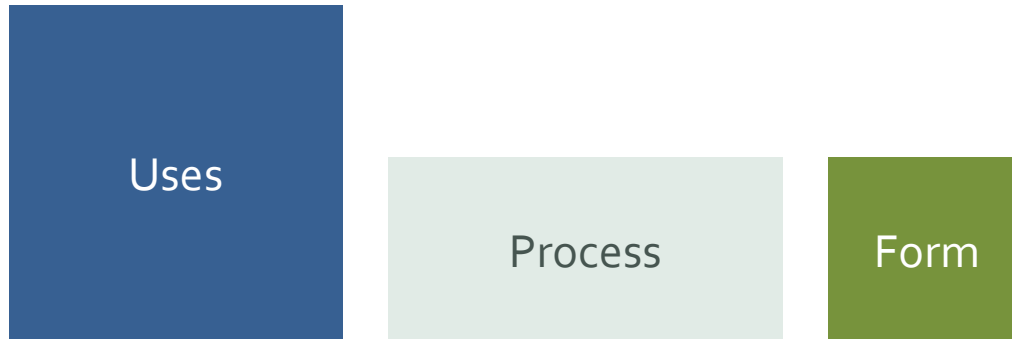
- PUDs and performance zoning
reduce predictability

Then zoning got form-based

The Path of Zoning Evolution

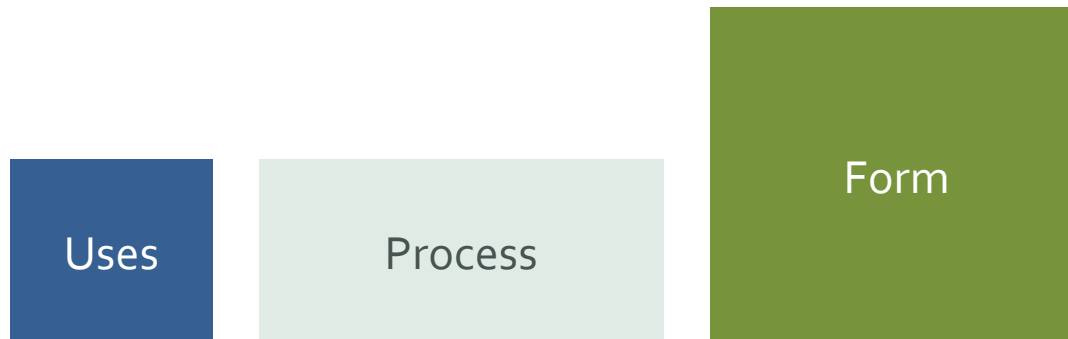


What is Form-based Zoning?



Myth 1: Traditional zoning is based on use separation.

False: It is based on use regulation – but mixes are always allowed.

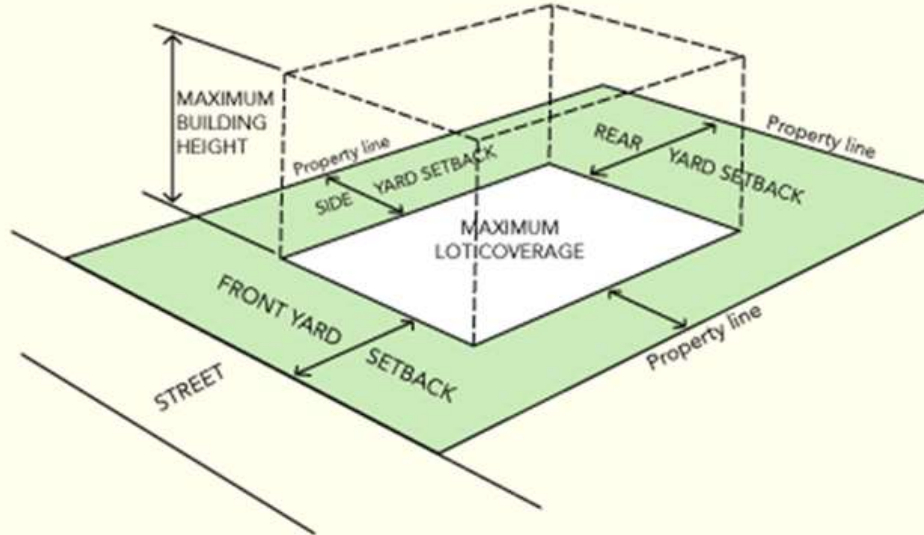


Myth 2: Form-based zoning ignores uses: anything goes anywhere.

False: Uses are regulated – just more lightly – and secondarily.

What is Form-based Zoning?

Building Envelope



Downtown Building



What is Form-based Zoning?



FBCI Core Elements List:

- Building Form Standards
- Building Type Standards
- Frontage Type Standards
- Public Space Standards
- Block and Subdivision Standards
- Regulating Plan

What is Form-based Zoning?

Building Forms & Types

Building Types by Districts		Districts					
Building Types		MS-1 (Main Street)	MS-2 (B Street)	MS-3 (Transitions)	DT-1 (High Street)	DT-2 (Support)	DT-3 (East High)
	Storefront Building	●		●	●	●	●
	General Stoop Building		●	●		●	●
	Cottage Commercial	●	○	●			●
	Civic Building		●	●	●	●	●
	Row Building		●			●	
	Parking Structure					◐	

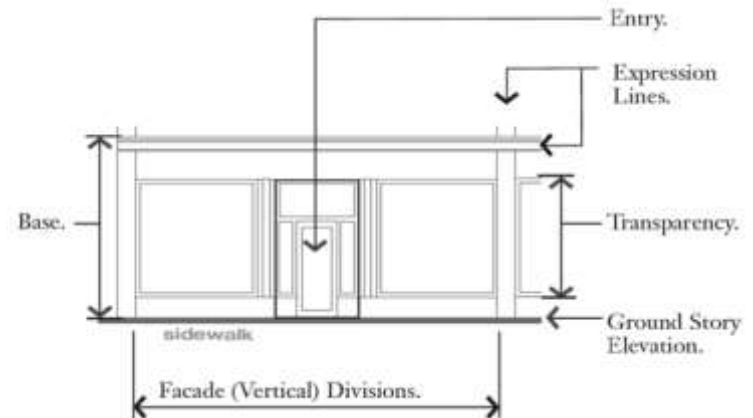
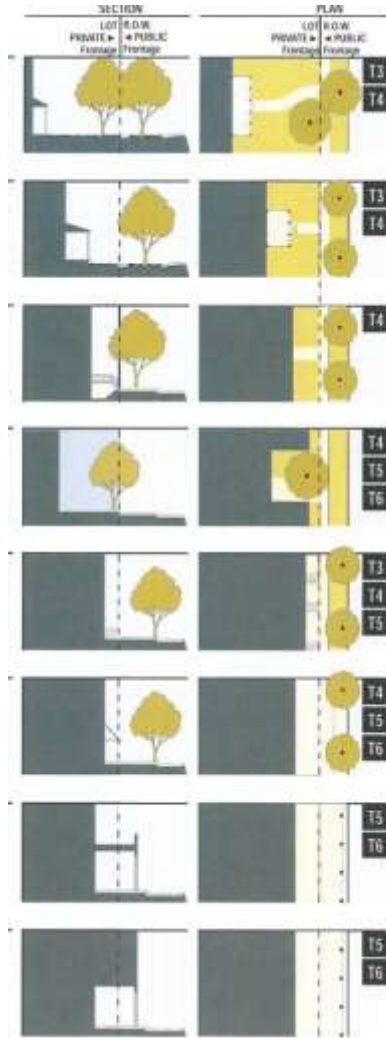
- = Permitted within district
- = Permitted only on corner parcels
- ◐ = Permitted on secondary street only

Table 1129.40 (1). Permitted Building Types by District.



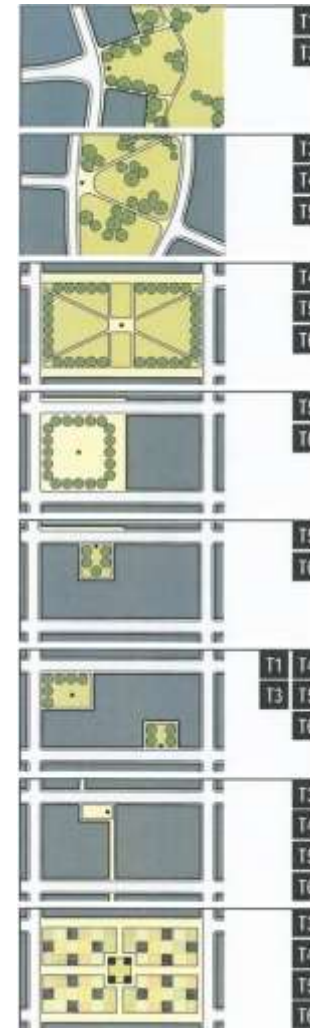
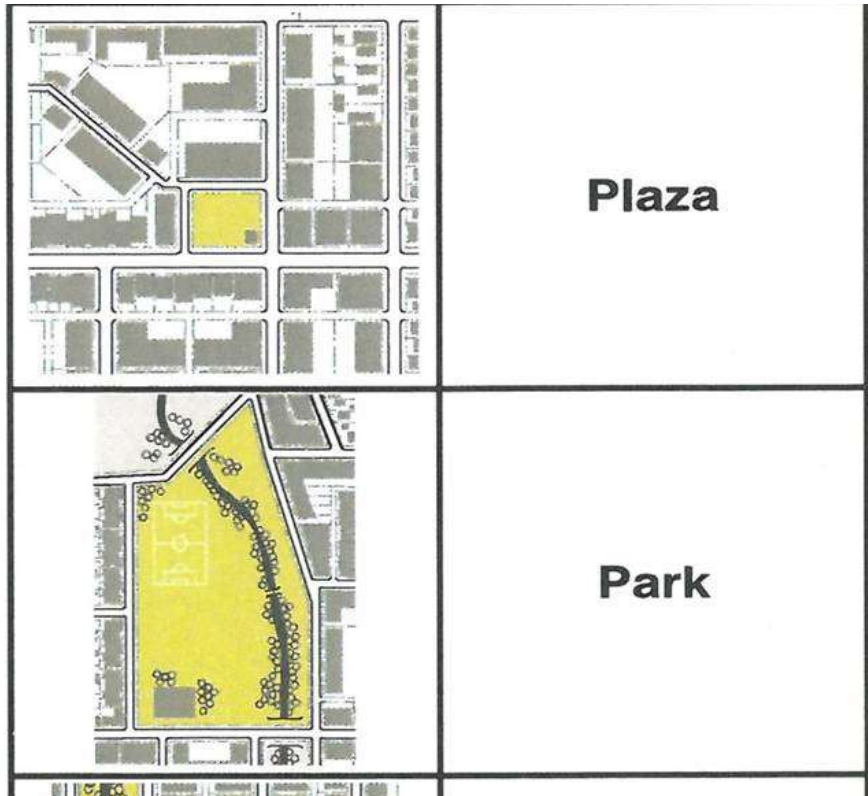
What is Form-based Zoning?

Frontage Types



What is Form-based Zoning?

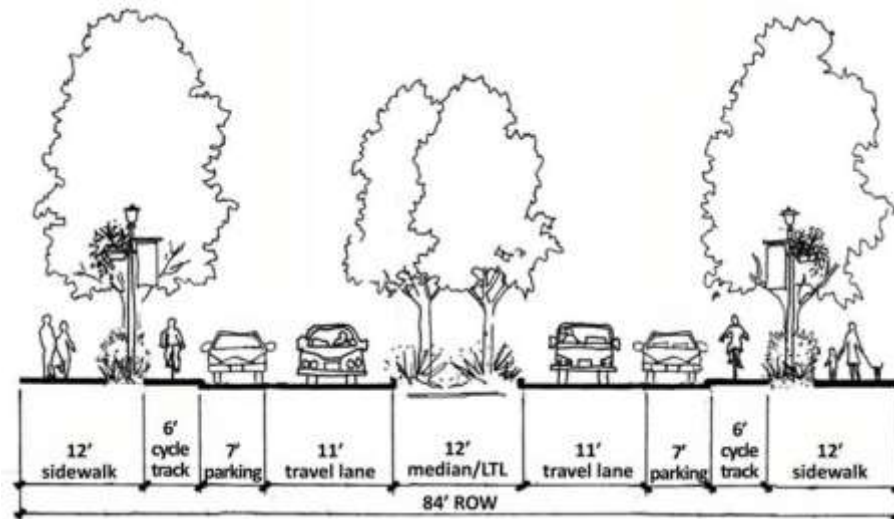
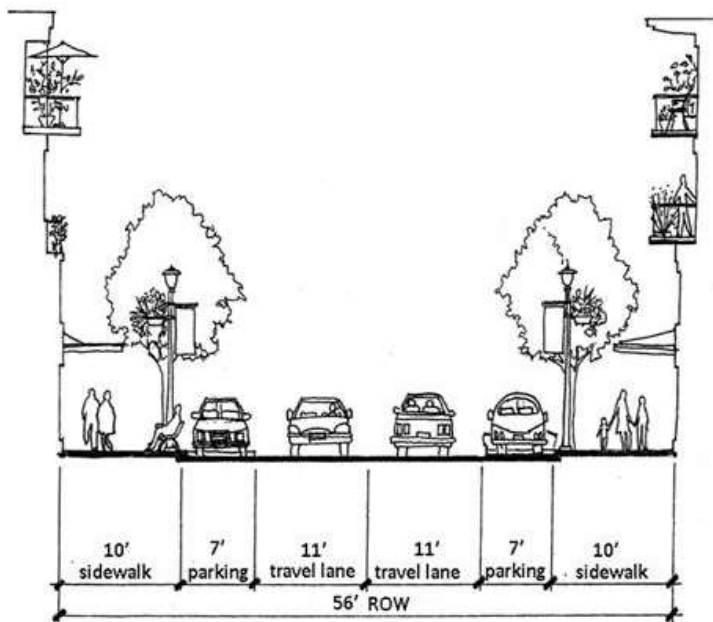
Public Space Standards



What is Form-based Zoning?

Public Space Standards

Sometimes include Thoroughfare Standards



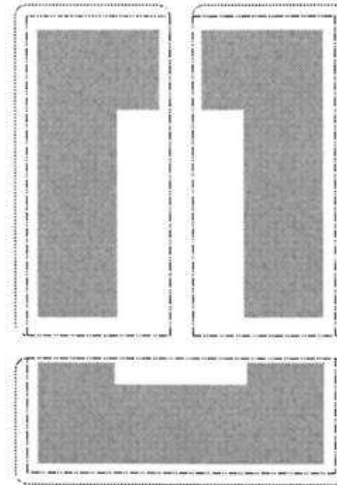
What is Form-based Zoning?

Block and Subdivision Standards

Table 153.060-A. Maximum Block Dimensions

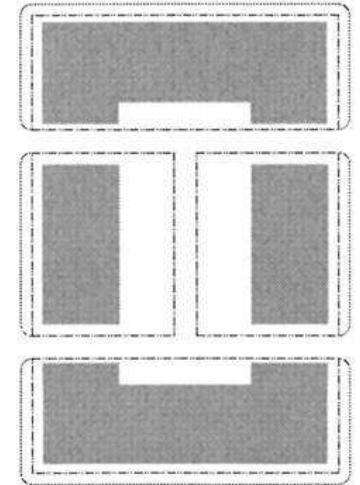
MAXIMUM BLOCK DIMENSIONS		
BSC DISTRICTS	LENGTH (FT)	PERIMETER (FT)
Residential	425	1,450
Office Residential	500	1,750
Office	500	1,750
Commercial	500	1,750
Historic Residential	200	800
Historic Core	200	800

“T” Configuration



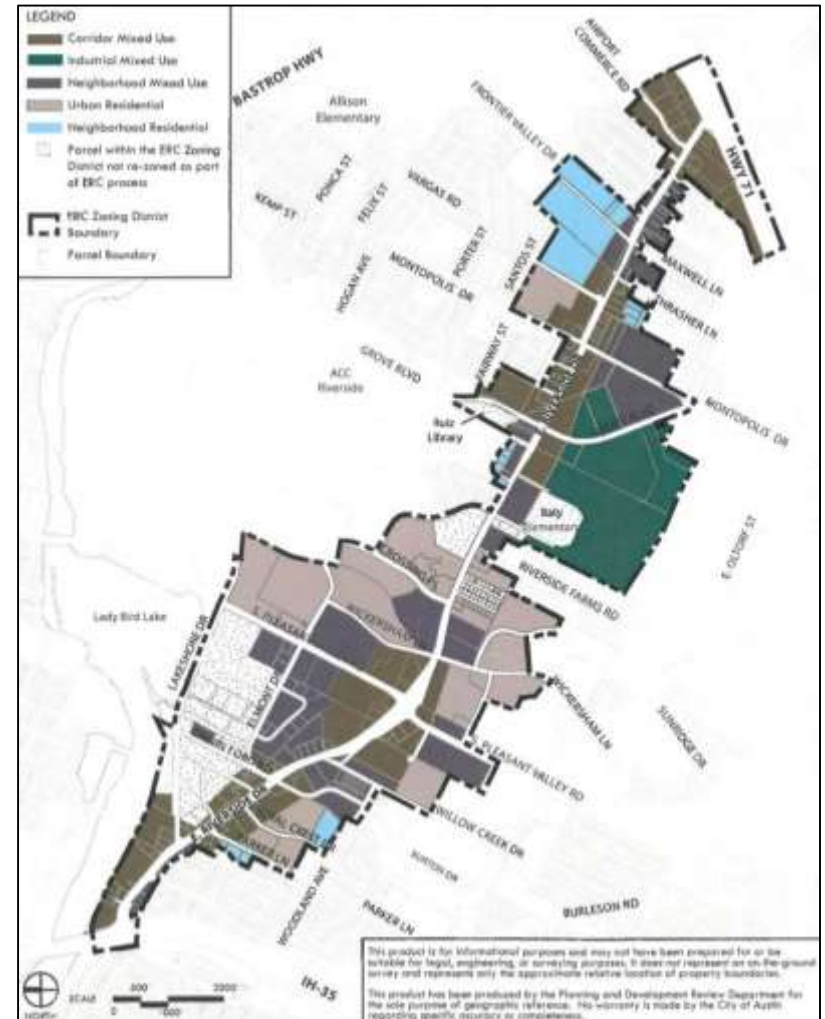
“H” Configuration

Principal Frontage Street



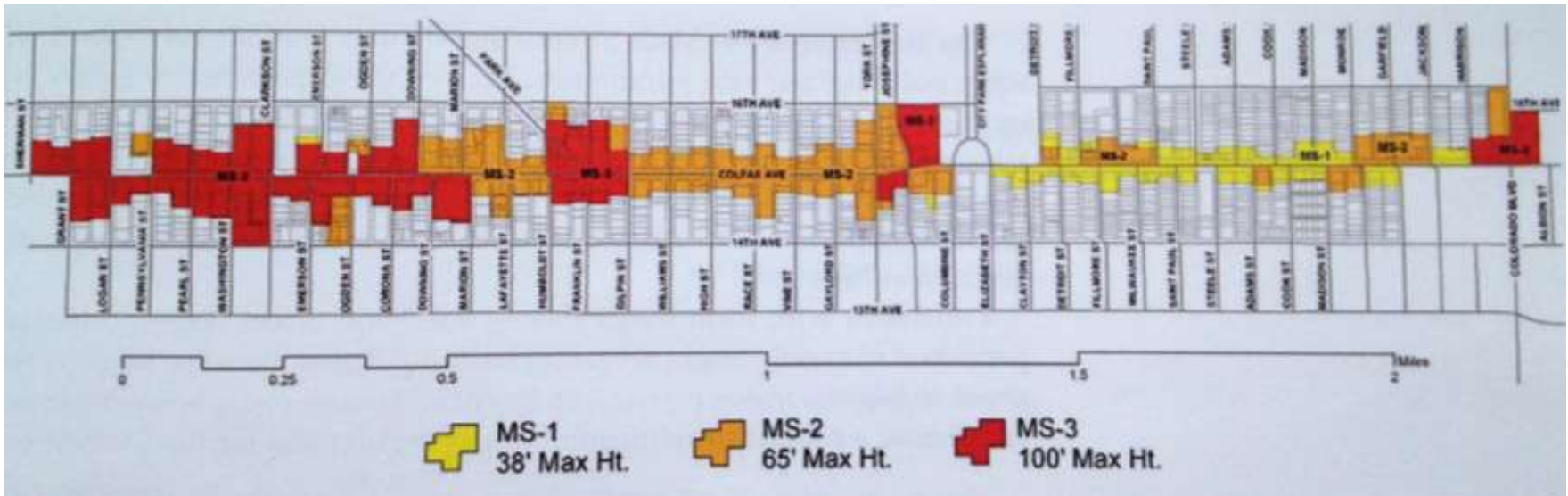
What is Form-based Zoning?

Regulating Plan



What is Form-based Zoning?

Regulating Plan



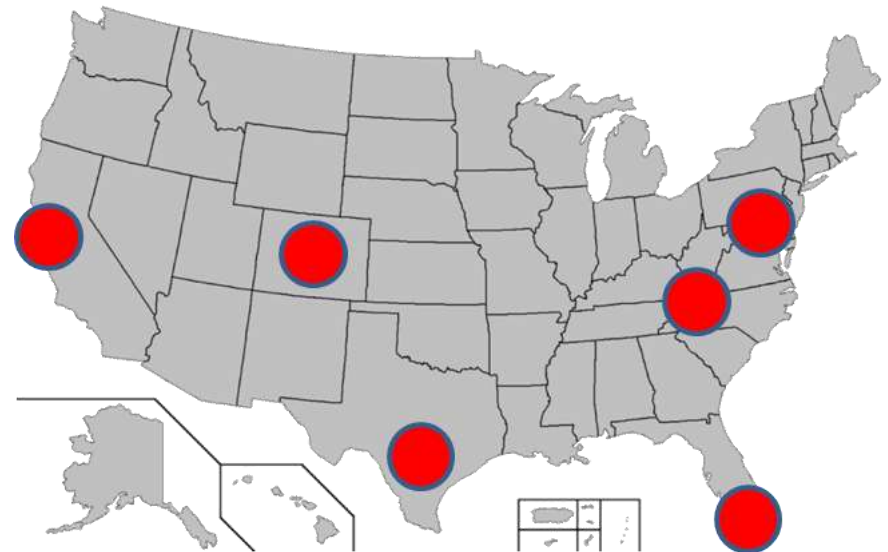
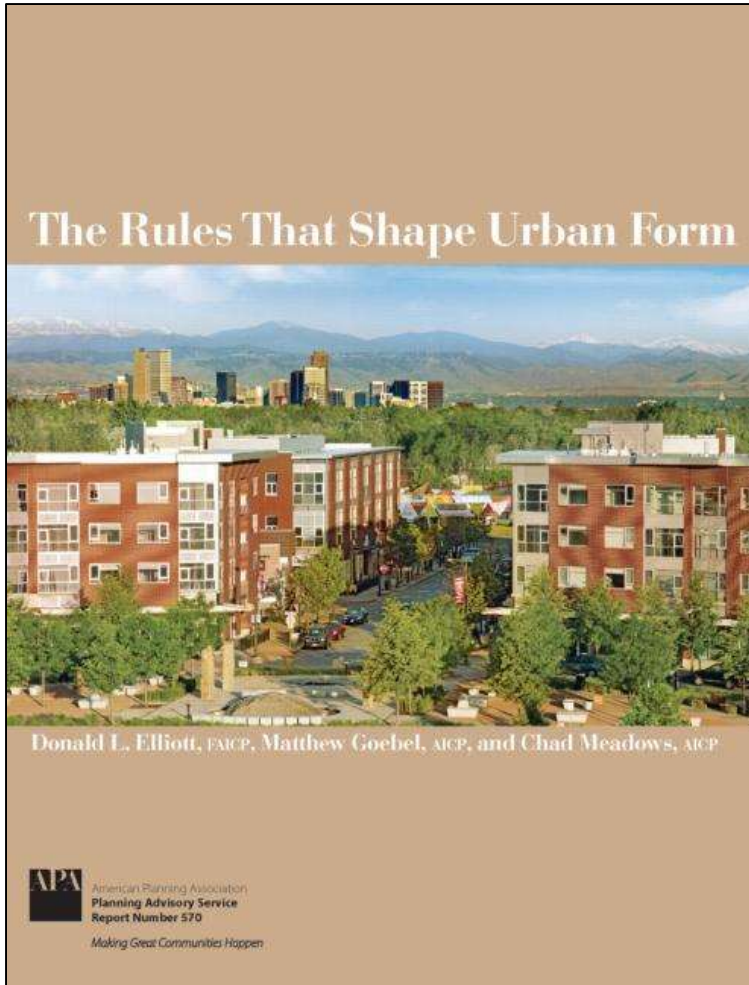
What is Form-based Zoning?

By-right Development?

Not Really – All New Codes Try to Do That

- All code reforms simplify uses
- Most code reforms try to define permitted shapes, forms, or types development to avoid site plan hearings whenever possible
- Form-based controls are a good way to sell use simplification

The Rules That Shape Urban Form



The Rules That Shape Urban Form



Austin

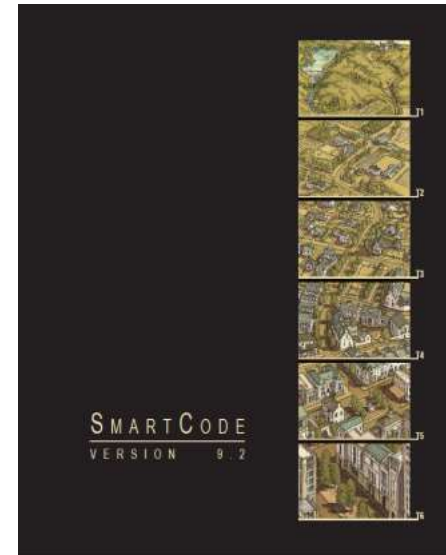
Mooresville

Denver

**Arlington
County**

Livermore

Miami



The Rules That Shape Urban Form

Austin, Texas

- **Background**
 - Outdated, complex development code
 - Challenge to update because of politics, area-specific compromises
 - Urban core development indistinguishable from the suburbs
- **Intent**
 - Raise the bar of development quality in Austin, but within a regulatory structure offering flexibility, not strict requirements



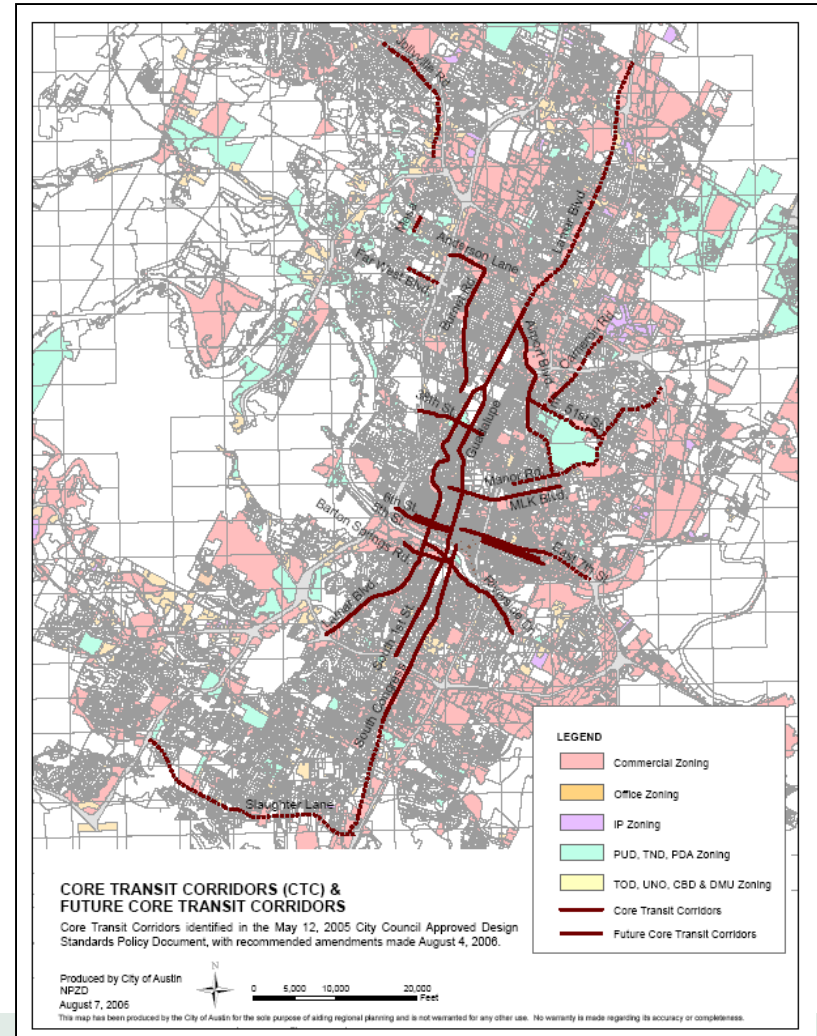
The Rules That Shape Urban Form

Austin, Texas

- **Goals**
 - Raise the bar of development quality, but within a regulatory structure offering flexibility, not strict requirements
 - Achieve greater uniformity along the streetscape, despite variations in underlying zoning districts

- Core Transit Corridor
- Internal Circulation Route
- Urban Roadway
- Suburban Roadway
- Highway or Hill Country Roadway

Core Transit Corridors

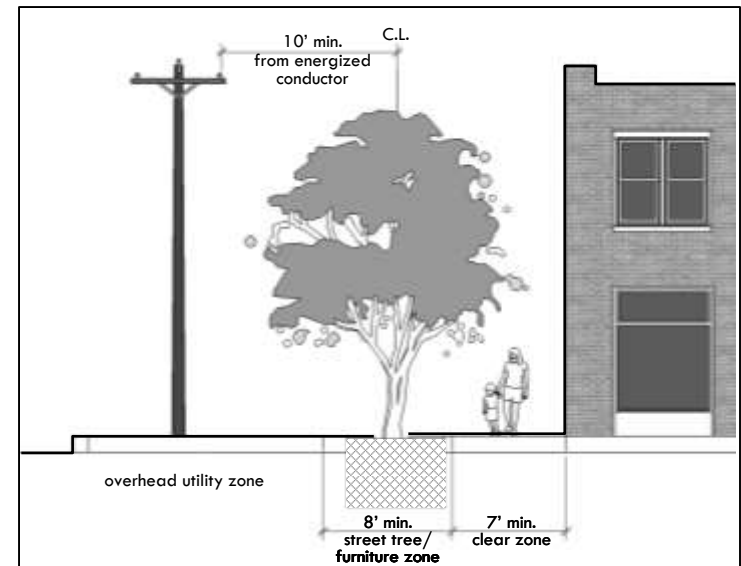
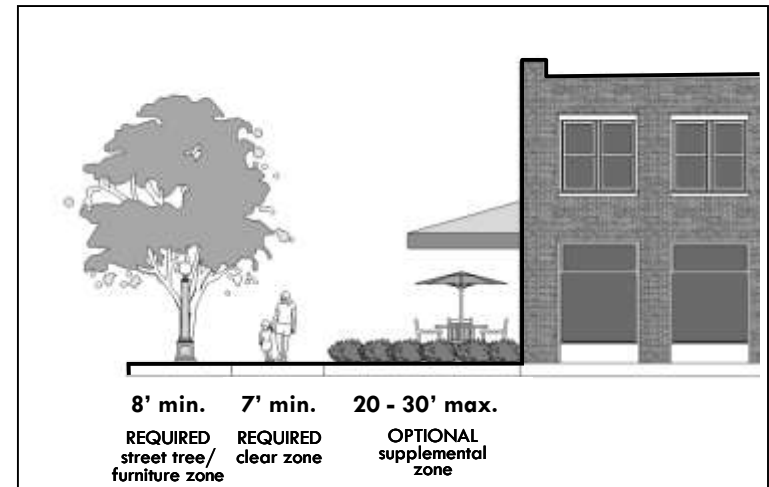


Section	Standard	Applies if the Principal Street Is:	Applies to the Following:
ARTICLE 2: SITE DEVELOPMENT STANDARDS			
2.2: Relationship of Buildings to Streets and Walkways	2.2.2. Core Transit Corridors: Sidewalks and Building Placement	Core Transit Corridor	- All zoning districts - Single-family residential uses are exempt, in addition to the general exemptions in Section 1.2.3.
	2.2.3. Urban Roadways: Sidewalks and Building Placement	Urban Roadway	All non-residential zoning districts
	2.2.4. Suburban Roadways: Sidewalks and Building Placement	Suburban Roadway	All non-residential zoning districts
	2.2.5. Internal Circulation Routes: Sidewalks and Building Placement	Internal Circulation Route	All non-residential zoning districts (development of any site subject to the internal circulation system requirements in Section 2.3.1.)
	2.2.6. Building Entryways	Core Transit Corridor	All zoning districts
		- Suburban Roadway - Highway - Hill Country Roadway - Urban Roadway	All non-residential zoning districts
2.3: Connectivity	2.3.1: Internal Circulation Systems for Large Sites	- Core Transit Corridor - Urban Roadway	- All zoning districts (development of any site five acres or larger) - See additional exemptions in 2.3.1.B.
		- Suburban Roadway - Highway - Hill Country Roadway	- All non-residential zoning districts (development of any site five acres or larger) - See additional exemptions in 2.3.1.B.
	2.3.2. Improvements to Encourage Pedestrian, Bicycle, and Vehicular Connectivity	All roadway types	- Projects with a net site area of three acres or more in all non-residential zoning districts - Projects with a net site area of less than three acres that have parking between the building and the principal street in all zoning districts
2.4: Parking Reductions	All standards	All roadway types	All non-residential zoning districts

The Rules That Shape Urban Form

Austin, Texas

- Core Transit Corridors:
Sidewalks and Building
Placement



The Rules That Shape Urban Form

Austin, Texas

1-POINT OPTIONS

Achieve City of Austin Green Building Program 1-star rating.

Provide for liner stores in building façade.

Provide façade articulation meeting specified standards.

Provide primary entrance design meeting specified standards.

Provide roof design meeting specified standards.

Provide building materials meeting specified standards.

Improve existing storefronts to meet new glazing requirements.

100% of glazing on ground-floor facades facing street or parking lot with visual transmittance (VT) of 0.6 or higher.

Comply with neighborhood design guidelines (if applicable).

Building Design: Menu of Additional Design Options

2-POINT OPTIONS

Achieve City of Austin Green Building Program 2-star rating.

75% of façade facing principal street consists of storefronts with at least 2 separate entrances facing principal street.

Provide sustainable roof meeting specified standards.

Integrate solar power generation into building design.

3-POINT OPTIONS

Develop VMU building.

The Rules That Shape Urban Form

Austin, Texas

Form-Based Tools

Building Types

Frontage Types

Public Space Standards

Block and Subdivision Standards

Regulating Plans

By-right Development

Design Standards

Yes – for vertical mixed-use buildings

No – keyed according to adjacent street type

Yes – streetscape standards, and also private common open space

Yes – connectivity stds for large sites of 5+ acres

No

No significant change

The Rules That Shape Urban Form

Austin, Texas

Experience



The Rules That Shape Urban Form

Austin, Texas

- **Good:**
 - Overall: led to improved design quality and building-to-street relationships throughout city.
 - Form-based and design standards introduced into a complex code in a way that laid the groundwork for more ambitious future approaches.
- **Not so good:**
 - Alternative compliance overused.
 - High staff turnover complicated implementation and led to overuse of alternative compliance provisions.
 - Organization as freestanding chapter made reconciliation with other parts of code challenging.

The Rules That Shape Urban Form

Mooresville, North Carolina

TABLE 5.1.4: TABLE OF ALLOWED USES [1]																														
ALLOWABLE BUILDING FORMS																														
DH = DETACHED HOUSE MA = MANSION APARTMENT				AR = ATTACHED RESIDENTIAL NA = NOT APPLICABLE				CV = CIVIC SF = SHOPFRONT				WP = WORKPLACE CR = COMMERCIAL/RETAIL				FX = FLEX/INDUSTRIAL LR = LARGE RETAIL														
USE CATEGORY	USE TYPE [2]	R-2		R-3		R-5		RMX		RMX-MH		TND-C		NMX		CMX		HB		VC		TC		GI		EI		PC-C		ADDITIONAL REQUIREMENTS
		USE	BLDG. FORM	USE	BLDG. FORM	USE	BLDG. FORM	USE	BLDG. FORM	USE	BLDG. FORM	USE	BLDG. FORM	USE	BLDG. FORM	USE	BLDG. FORM	USE	BLDG. FORM	USE	BLDG. FORM	USE	BLDG. FORM	USE	BLDG. FORM	USE	BLDG. FORM			
Restaurant	Restaurant without Drive-Through Service						C	SF			C	SF	P	SF WP	P	SF WP CR	P	SF WP CR	C	CV SF WP	P	CV SF WP					P	CV SF WP	5.3.3 (7)	
	Restaurant with Drive-Through Service												C	SF WP	P	SF WP CR	P	SF WP CR					C	WP CR			C	CV SF WP	5.3.3 (7)	
Retail Sales and Services	Bar, Nightclub, or Similar Establishment										C	SF			C	CV SF	P	SF WP CR	C	SF WP	C	SF WP	C	WP CR					5.3.3 (B) (A)	
	Crematory														C	CV WP							C	WP	C	CR WP				
	Retail/Service Use with Gasoline Sales										P	SF WP	C	SF CR	P	SF CR	P	SF CR	C	CV SF WP	C	CV SF WP	C	WP CR		C	WP CR		5.3.3 (B) (B)	
	Type I Retail Use						C	DH AR SF	C	DH AR SF	P	DH AR SF WP	P	DH AR CV SF	P	DH AR CV SF WP	P	DH AR CV SF WP CR	P	DH AR CV SF	P	DH AR CV SF	C	SF WP			P	SF WP		5.3.3 (B) (D)

The Rules That Shape Urban Form

Mooresville, North Carolina

Commercial/
Retail



Workplace



Shop Front

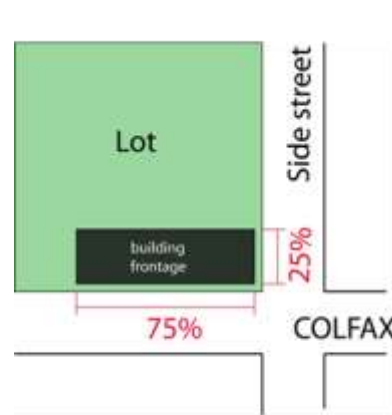
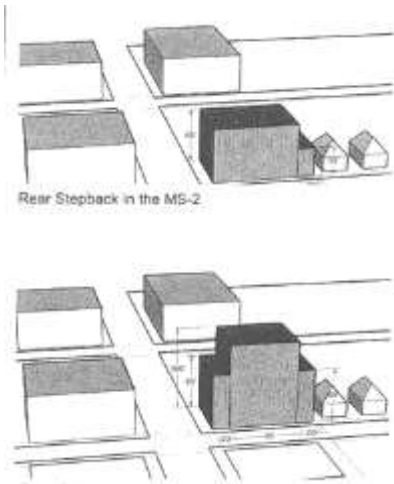


TABLE 5.1.4: TABLE OF ALLOWED USES

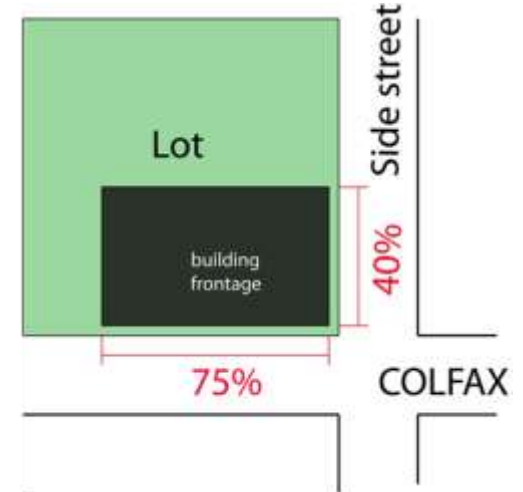
		ALLOWABLE BUILDING FORMS															
		DH = DETACHED HOUSE MA = MANSION APARTMENT				AR = ATTACHED RESIDENTIAL NA = NOT APPLICABLE				CV = CIVIC SF = SHOPFRONT							
USE CATEGORY	USE TYPE [2]	R-2		R-3		R-5		RMX		RMX-MH		TND-C		NMX		CMX	
		USE	BLDG. FORM	USE	BLDG. FORM	USE	BLDG. FORM	USE	BLDG. FORM	USE	BLDG. FORM	USE	BLDG. FORM	USE	BLDG. FORM	USE	BLDG. FORM
Restaurant	Restaurant without Drive-Through Service							C	SF			C	SF	P	SF WP	P	SF WP CR
	Restaurant with Drive-Through Service													C	SF WP	P	SF WP CR
Retail Sales and Services	Bar, Nightclub, or Similar Establishment											C	SF			C	CV SF
	Crematory																
	Retail/Service Use with Gasoline Sales											P	SF WP	C	SF CR	P	SF CR
	Type I Retail Use							C	DH AR SF	C	DH AR SF	P	DH AR SF WP	P	DH AR CV SF	P	DH AR CV SF WP

The Rules That Shape Urban Form

Denver Main Street

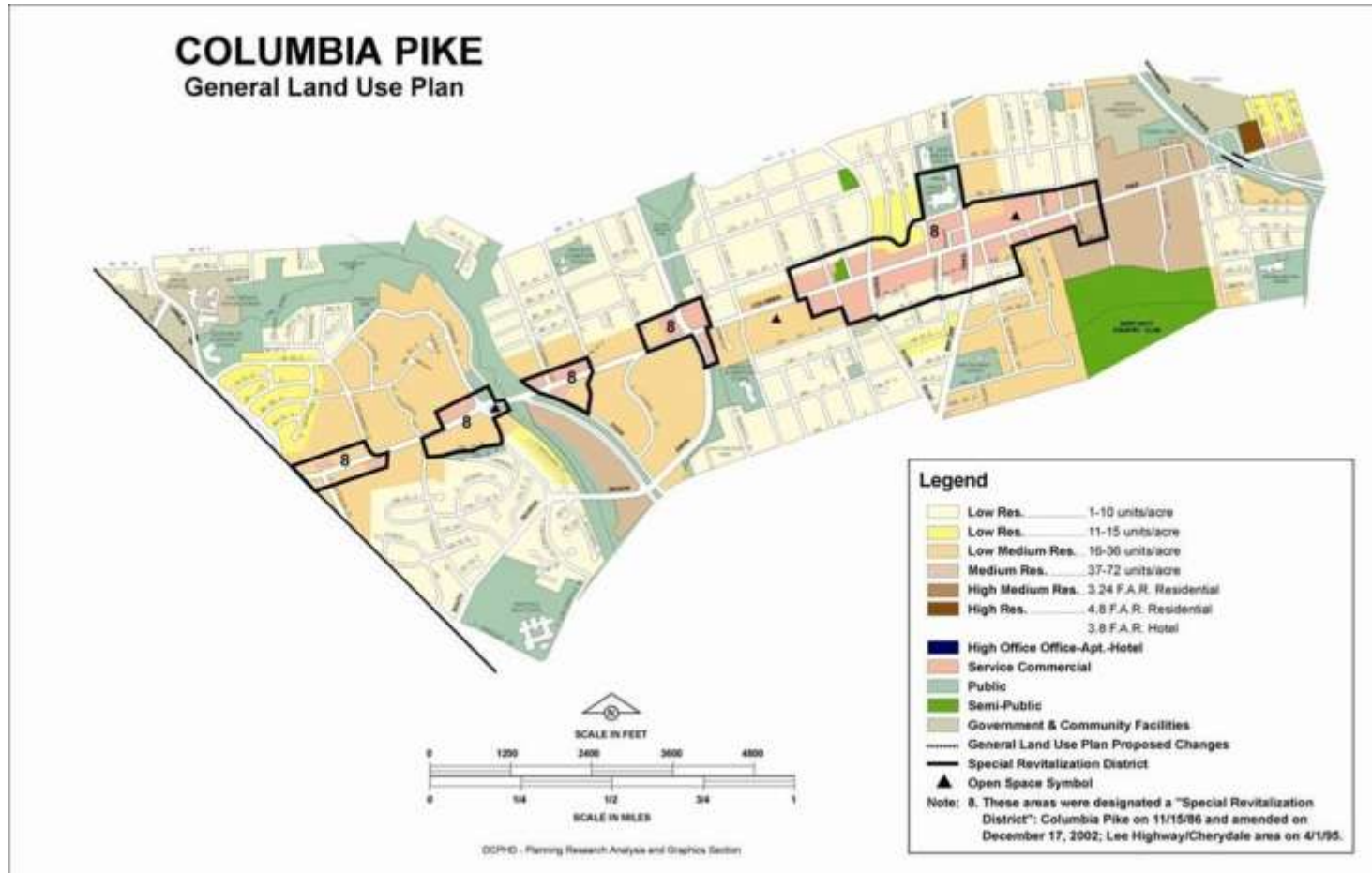


MS-1 & MS-2



The Rules That Shape Urban Form

Arlington County, VA | Columbia Pike



The Rules That Shape Urban Form

Arlington County, VA | Columbia Pike

Very Detailed Standards

- Blocks and Alleys,
- Streetscape,
- Parking,
- Retail,
- Historic Preservation,
- Public Improvements, and
- Buildings



- Height,
- Use Requirements,
- Building Placement,
- Building Elements,
- Architecture



- Building
- Walls
- Roofs and Parapets
- Street Wall Required
- Windows and Doors
- Lighting
- Signage
- Mechanical Equipment



The Rules That Shape Urban Form

Livermore, CA | Hybrid Code

3.02.110
T4 Main Street (T4MS) Standards

Transect Zones

Key
 --- RCW / Property Line
 --- Build-to Line (BTL)
 ■ Building Area

C. Building Placement

Build-to Line (Distance from ROW / Property Line)

From ¹	0'	A
BTL defined by facade	80% min.	
Side Street ^{1,2}	0'	B
BTL defined by facade	90% or 30' min. for buildings deeper than 50'	

Setback (Distance from ROW / Property Line)

Side	0' min.	C
Rear	0' min.	D

¹ On cross-slope lots the BTL may be set 12' back from property line, when using a Terrace Shopfront facade.
² BTL set 12' back from property line when using a Gallery facade.

Miscellaneous

Street facades must be built to BTL along first 30' from every intersection, except for chamfered corners up to 10' in width and depth.
 Entire BTL must be defined by a building or a 24" to 36" high decorative fence or stucco or masonry wall, except for entry ways, driveways and walkways.
 Distance between 0' or 8' min.
 Main Buildings on same lot

D. Building Form

Lot Size
 See Part 5 (Building Types)

Height
 Max Building¹ 3 stories max. up to 35' to eave/parapet²

Ground Floor Finish Level 6" max. above sidewalk³

Ground Floor Ceiling 14' min. clear⁴

Upper Floor(s) Ceiling 8' min. clear⁴

¹ Does not apply to accessory structures. See 4.02.030 (Accessory Structures)

Postcets
 Ground-floor Commercial/Residential space along primary street facade shall have a minimum depth of 40', excluding vertical circulation and parking.

Miscellaneous

50' max. distance between ground floor entries.
 All floors must have a primary entrance along the front facade or to a courtyard.
 No planning strips allowed between sidewalk and building.
 Mansard roof forms are not allowed.

3-38
Livermore Development Code

- Smart Code structure for entire mandatory code
- Form controls only for T3 and T4 areas
- Form controls apply to <5% of land
- Remainder left in traditional /PUD zoning

The Rules That Shape Urban Form

Miami 21

LOT OCCUPATION	T1	T2	T3	T4	T5	T6-8	T6-12	T6-24
a. Lot Area			5,000 s.f. min.	1,400 s.f. - 20,000 s.f. **	1,200 s.f. - 40,000 s.f. **	5,000 s.f. min 40,000 s.f. max. **	5,000 s.f. min. 70,000 s.f. max. **	5,000 s.f. min. 100,000 s.f. max. **
b. Lot Width			50 ft. min.	16 ft. min / 50 ft. min. **	16 ft. min / 50 ft. min. **	50 ft. min.	50 ft. min.	50 ft. min.
c. Lot Coverage			50% max. 1st Floor 30% max. 2nd Floor for T3 R & T3L only	60% max.	80% max.	80% max. **	80% max. **	80% max. **
d. Floor Lot Ratio (FLR)						5	8	7
e. Frontage at front Setback				50% min.	60% min.	70% min.	70% min.	70% min.
f. Green / Open Space Requirements			25% Lot Area min.	15% Lot Area min.	10% Lot Area min.	10% Lot Area min.	10% Lot Area min.	10% Lot Area min.
g. Density			9-18 du/acre max. **	36 du/acre max.	65 du/acre max.	150 du /acre *	150 du /acre *	150 du /acre *
BUILDING SETBACK								
a. Principal Front			20 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
b. Secondary Front			10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
c. Side			5 ft. min. **	0 ft. min. / 5 ft. min. **	0 ft. min. **	0 ft. min. **	0 ft. min. **	0 ft. min. **
d. Rear			20 ft. min.	20 ft. min.	0 ft. min. **	0 ft. min. **	0 ft. min. **	0 ft. min. **
OUTBUILDING SETBACK								
a. Principal Front			20 ft. min. (T3 L only)	30 ft. min.				
b. Secondary Front			10 ft. min. (T3 L only)	10 ft. min.				
c. Side			5 ft. min. (T3 L only)	0 ft. min. / 5 ft. min.				
d. Rear			5 ft. min. (T3 L only)	5 ft. min.				
PRIVATE FRONTAGES								
a. Common Lawn			permitted	permitted	prohibited	prohibited	prohibited	prohibited
b. Plinth & Fence			permitted	permitted	prohibited	prohibited	prohibited	prohibited
c. Terrace or L.C.			prohibited	permitted	prohibited	prohibited	prohibited	prohibited
d. Forecourt			prohibited	permitted	permitted	permitted	permitted	permitted
e. Sloop			prohibited	permitted	permitted	permitted	permitted	permitted
f. Shopfront			prohibited	permitted (T4 L, T4 O)	permitted (T5 L, T5 O)	permitted (T6-8 L, T6-8 O)	permitted (T6-12 L, T6-12 O)	permitted (T6-24 L, T6-24 O)
g. Gallery			prohibited	prohibited	permitted **	permitted **	permitted **	permitted **
h. Arcade			prohibited	prohibited	permitted **	permitted **	permitted **	permitted **
BUILDING HEIGHT (Stories)								
a. Principal Building			2 max.	3 max.	2 min. 5 max.	2 min. 8 max.	2 min. 12 max.	2 min. 24 max.
b. Outbuilding			2 max.	2 max.				
c. Beneficial Height Abutting T6, T5 & T4 only						4 max. **	8 max. **	24 max. **

The Rules That Shape Urban Form

The Takeaways

	Austin	Mooreville	Denver MS	Arlington	Livermore	Miami
Building Types						
Frontage Types						
Public Space Standards						
Block & Subdivision						
Regulating Plans						
By Right Development						

The Rules That Shape Urban Form

The Takeaways



The Rules That Shape Urban Form

Form-based controls & other planning goals



- Sustainability
- Housing Affordability
- Demographic Change
- Historic Preservation



The Rules That Shape Urban Form

The Takeaways on Sustainability

FIVE KEY TARGETS FOR SUSTAINABLE ZONING

Key Form-Based Tools	Air Emissions / Climate Change	Energy, Conservation, and Renewable Energy	Water Conservation	Urban Agriculture	Walkability/ Public Health
Building Types / Standards	●	●	○	○	●
Frontage Types / Standards	◎	◎	○	○	●
Public Space Standards	◎	◎	○	◎	●
Block and Subdivision Standards	◎	◎	○	○	●
Regulating Plans	◎	◎	○	○	◎
Administration	○	○	○	○	○
<p>● = Potentially significant contribution</p> <p>◎ = Moderate or mixed contribution (e.g., impacts in more dense areas may be offset by impacts in other areas)</p> <p>○ = Little impact or no different than nonform-based controls</p>					

The Rules That Shape Urban Form

Housing Affordability



Average market prices of housing have been rising faster than average wages for 50 years

- % of income spent on rent

= 19%  2005 = 29%

- % of households spending more than 30% of income on housing

1960 = 29%  2005: 49%



The Rules That Shape Urban Form

The Takeaways on Housing Affordability

- **Forms Help Sell Good Planning.** Form-based controls can help “sell” the acceptability of small lot detached, attached, and multifamily building forms needed to address the growing demand for affordable
 - and making low-density detached building forms unavailable in denser areas may prevent use of prime sites for less affordable housing types
- **Don’t Forget Bonuses.** Don’t remove height bonuses necessary to allow affordable builders to compete with market rate builders
- **Don’t Lock in Bad Forms.** Form-based controls based on current urban fabric can wind up “locking in” dispersed large lot single-family areas and make it harder for them to densify as needed to meet affordable housing demand

The Rules That Shape Urban Form

Demographic Change



- Average age increasing
- Household size decreasing
- Ethnic diversity increasing
- Multi-generational households increasing



The Rules That Shape Urban Form

The Takeaways on Demographic Change

- **Forms Help Sell Good Planning.** Form-based controls can help “sell” the acceptability of small lot detached, attached, and multifamily building forms needed to address the growing number of smaller households, and aged households
- **Don’t Define Forms Narrowly.** Be careful to define the forms and standards broadly enough to allow the types of specialized facilities (nursing homes, assisted care facilities, small hospitals, and social services facilities) needed to serve an aging and potentially poorer population
- **Don’t Lock in Bad Forms.** Form-based controls based on current urban fabric can wind up “locking in” dispersed large lot single-family areas and make it harder for them to densify as needed to allow older families to age in place

The Rules That Shape Urban Form

Historic Preservation

- **Overlapping Goals**
 - Both start with analyzing and understanding the built environment
 - Both emphasize respect for traditional development patterns
 - Both seek to duplicate (or complement) historic patterns in new development



The Rules That Shape Urban Form

Historic Preservation

- The traditional preservation toolbox is stretched thin...
 - Surveys
 - Historic landmarks and districts
 - Certificates of appropriateness for major projects



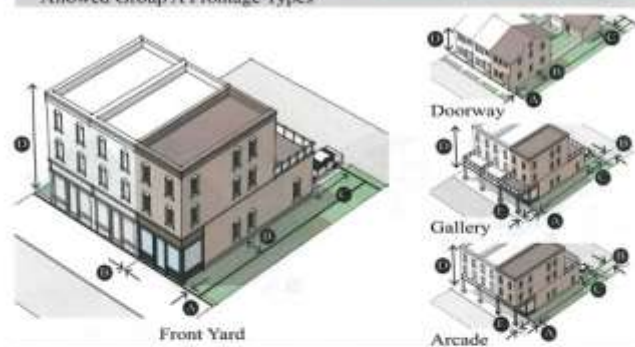
The Rules That Shape Urban Form

The Takeaway on Historic Preservation

- Form controls are a potentially valuable tool to meet preservation goals
 - Clearer, better illustrated zoning districts that reinforce historic development patterns
 - Introduce more sensitive and tailored building forms (= clarifying acceptable infill upfront)
 - Potentially easier to administer than case-by case reviews
 - However: Significant up-front time and resources are necessary to create standards that allow streamlined reviews

6.2 LIVE/WORK BUILDING: GROUP A FRONTAGE TYPES

Allowed Group A Frontage Types



Building Setbacks

Dimension	Setback	T8	T5	T4	T3	CS
1	Front Setback	8' min.		8' min.		
2	Side Setback	Street-Facing	8' max.	10' max.	5' min.	
		Non Street-Facing	0' max.	10' max.	5' min.	
3	Rear Setback	Corner Lots with Rear Alley	5' max.	5' max. or 16' min.		N/A
		without Rear Alley	10' max.	5' min.		
		Interior Lots with Rear Alley	5' max. or 16' min.			
		without Rear Alley	5' min.			
4	Gallery or Arcade Setback	5' max. from curb to column/corner				

Applicable Notes:

1: At least 80% of the building facade shall be located at the front setback line.
 2: For buildings located on corner lots, at least the first 10' of the building facade, as measured from the front building corner, shall be located at the setback line.

Building Height

Dimension		T8	T5	T4	T3	CS
5	Minimum Building Height (stories)	2	2	1	1	
	Maximum Building Height (stories)	10	4	3	2 1/2	N/A

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The Rules That Shape Urban Form

The Takeaway on Historic Preservation

- **Neighborhood Conservation:**
- **Form-based controls may be particularly useful as a template for neighborhood conservation overlay districts**



The Rules That Shape Urban Form

The Takeaway

- Not surprisingly, some elements of form-based controls can help achieve planning goals related to sustainability, affordability, demographic change, and historic preservation.
- ...While others perform no better than traditional controls
- Be careful of locking in patterns and densities that will prevent the evolution and densification of lower-density neighborhoods over time – unless you really want that.

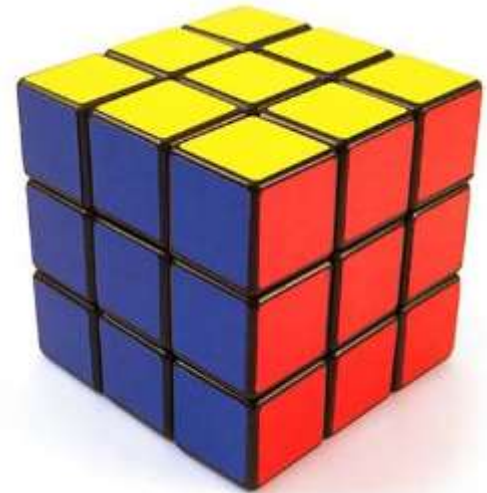
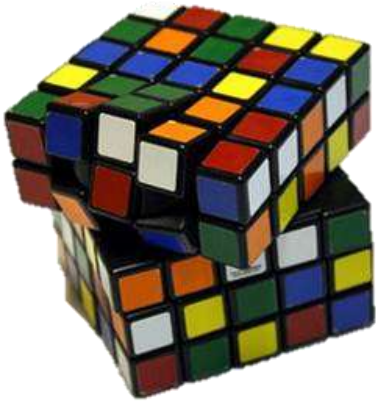
The Rules That Shape Urban Form

- *Remember to "Unpack" the Idea...*
- *And then Take the Parts You Need*



The Rules That Shape Urban Form

- *Remember to "Unpack" the Idea...*
- *And then Take the Parts You Need*



Six Questions to Consider Before Preparing Form Regulations...

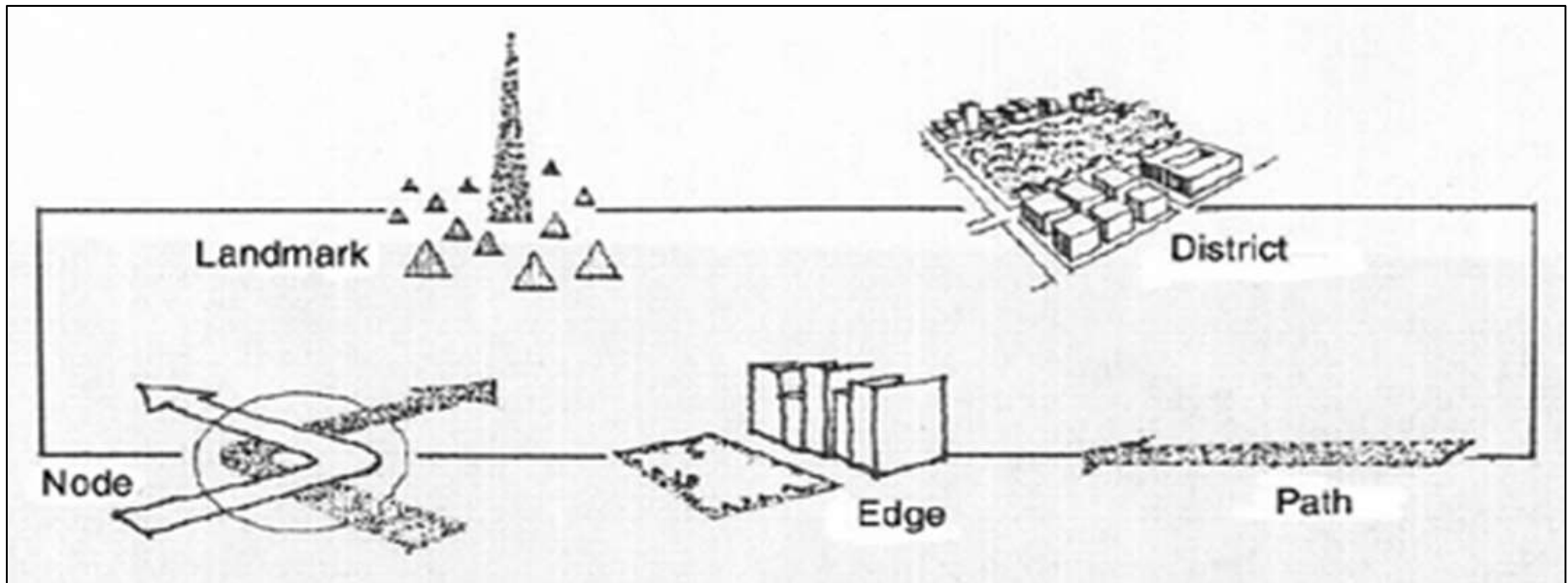


1 Will the form controls cover the entire community, or just certain areas?



1 Will the form controls cover the entire community, or just certain areas?

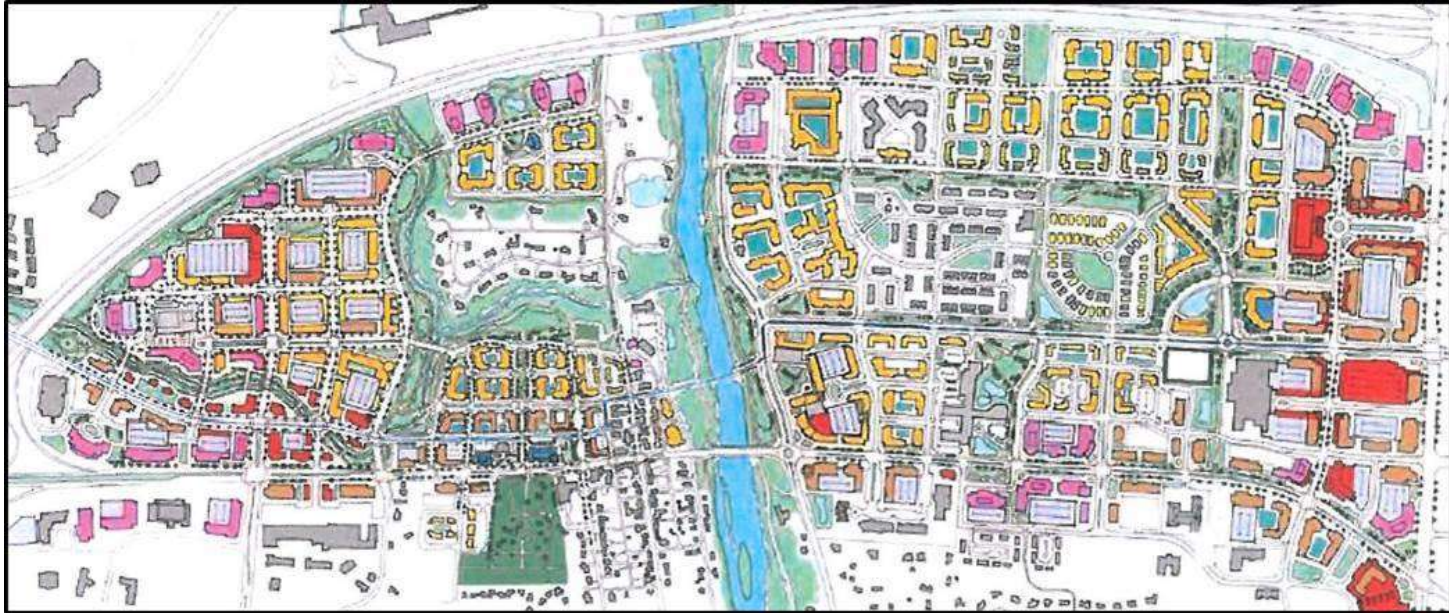
Kevin Lynch's Key Elements in How We Understand Cities



There are “Places” and “places”

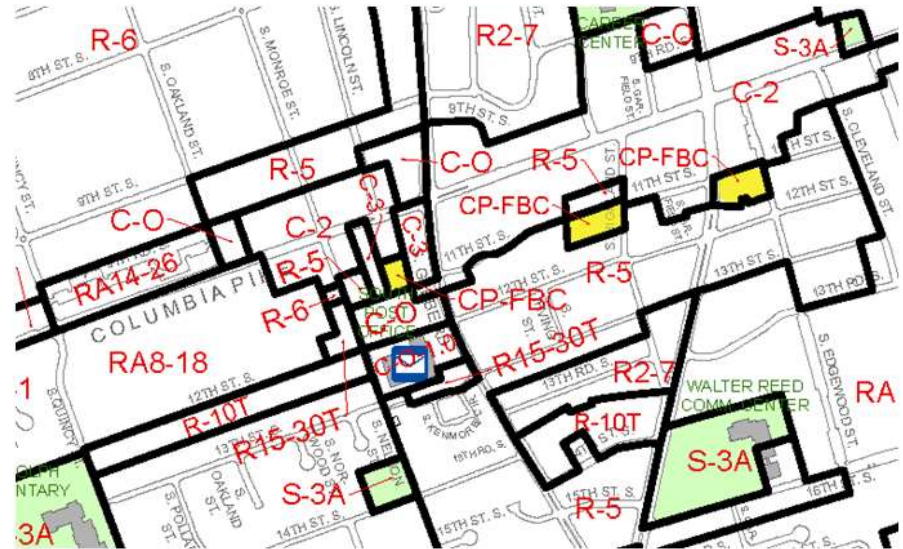
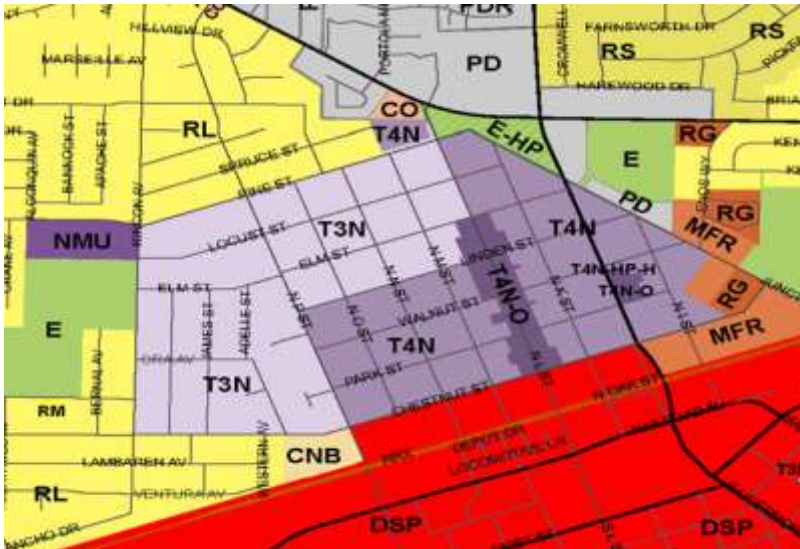
- and many “places” do not need form-based controls

2 If it applies to only a specific area, is there a plan for that area?



- Is the plan more than a drawing?
- Be careful of locking in too much detail
 - Life never turns out like the picture on the box
 - Lots of unanticipated events will take place before buildout
 - How much detail do you need to make the place a success

3 Will the controls be mandatory or optional?



Many current codes are optional (parallel codes or floating zones)

- Mandatory codes may be harder to adopt
- Optional codes may make administration harder
- Both can be effective

4 Are the regulations for:

Greenfield sites?

- If one owner or cooperating owners, good to go.
- Really a more disciplined PUD.

Major redevelopment sites?

- If one owner or cooperating owners, you're lucky.
- Watch out for proposals to reinvent street patterns – they often require re-subdivision, relocation of utilities, money.
- Will the new controls apply until the new streets are in place?

Small infill redevelopment sites over time?

- Don't make the current owners nonconforming.
- Assume random timing/location of individual projects.
- Don't require neighbors to prepare a joint regulating plan before proceeding.

5

Will the form-based tools be
“contextual” or “prescriptive”?



Knowing the answer makes the job easier – and more transparent

Some benefits will depend on the answer

6

How will you treat existing development that doesn't meet the standards?



- “The greenest building is the one that has already been built”
- DON'T put them in “zoning parole” -- nonconformities

Remember to Lighten Up on Use Controls

Uses

Process

Form

Uses

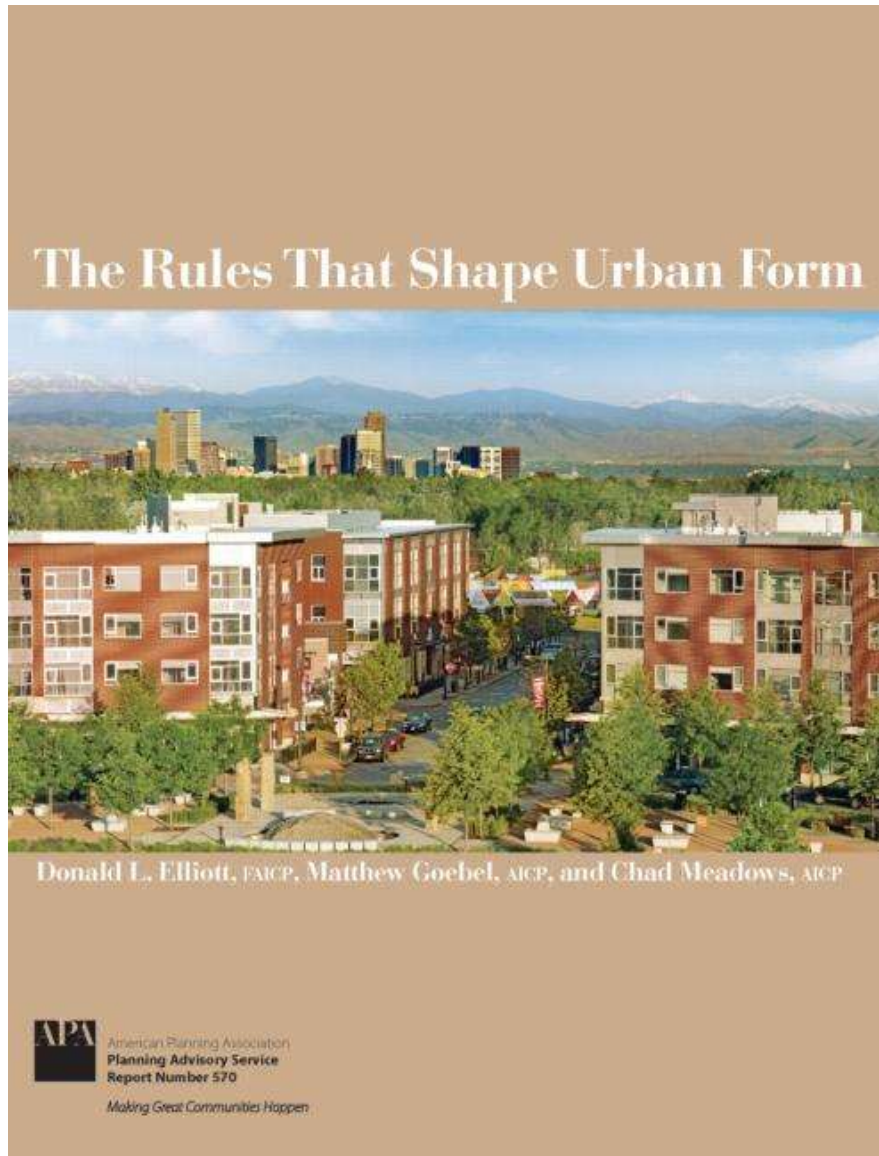
Process

Form

~~Uses~~

~~Process~~

~~Form~~



Form-based Zoning Grows Up

Rocky Mountain Land Use Institute

Denver, CO | March 14, 2014

Don Elliott, FAICP

Matt Goebel, AICP