Phase 3 ZONING

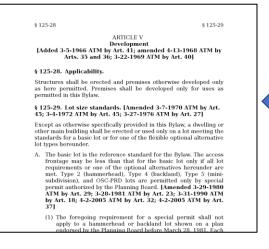
Commercial District Citizen -Based Vision Plan

What is a Form-Based Code?

"A form-based code is a land development regulation that fosters **predictable built results** and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation."

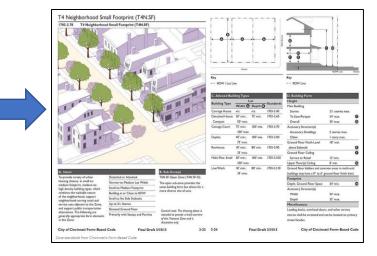
~ Form-Based Codes Institute

Conventional Zoning



- Conventional zoning proscribes minimum setbacks, permitting building placement anywhere within that area
- By focusing on land use, conventional zoning makes if difficult to mix uses
- Automobile oriented leading to more travel between separated uses
- Buildings are random, streets ignored
- Lacks a sense of place and character

Form-Based Code



- Form-Based Codes prescribe build-to lines, specifically defining desired development patterns. Creates sense of place.
- Ensures that new development will be appropriate to community vision.
- De-emphasizes land-use regulation, allowing the market to determine uses
- Encourages a healthy mix of residential and other uses, aims to curb sprawl and reduce car dependence
- Reduces travel between uses and encourages walking and biking

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Local Examples of Form-Based Codes



Littleton, MA

Internet Internet		Andread State of the second seco		
10.4.12 PARKIN A. LOCATION	Principal Building Setback	10.4.13		
Third Lot Layer	+2011.		ONTAGES &	ENCROACHMEN
B. REQUIRED SPA	CES	A. PRIVATE	FRONTAGE 1	TYPES
Residential Business Industrial	See Sec. 9.1.2 A. See Sec. 9.1.2 B. See Sec. 9.1.2 C.	Storefront Forecourt	Permitted Permitted	See Table See Table
Mixed Uses Special Downtown	See Sec. 9.1.2 C. See Sec. 9.1.2 D. See Sec. 9.1.4 A., B., C.	Gallery Arcade	Permitted Permitted	See Table See Table
	RKING DESIGN STANDARDS	B. ENCROA	CHMENTOF	BUILDNG ELEMEI
	See Sec. 9.15 A	Enclosed landings, stairs, stoops, bays, ramps similar projections may encroach upon the indicated setbacks by the following distances.		
C. OFF-STREET PA Dimensional Driveways/Interior Location/Design Shared Parking	See Sec. 9.1.5 B. See Sec. 9.1.5 C. See Sec. 9.1.5 D.		backs by the f	
Dimensional Driveways/Interior Location/Design	See Sec. 9.1.5 B. See Sec. 9.1.5 C.	Indicated set	k, Principal Fr	ontage 8 ft. max Frontage 8 ft. max

Ayer MA

Form-Based Codes in the Real World



Mashpee Commons



Niagara-on-the-Lake, ON