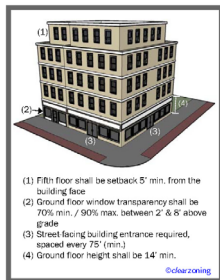
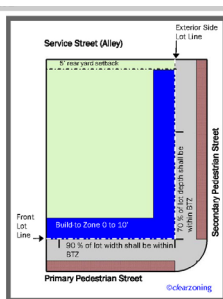
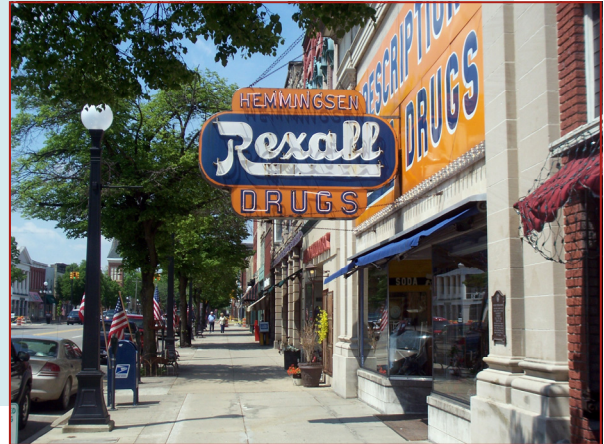


Form-based codes are most appropriate when the desired outcome includes:

- Walkable places
- A mix of uses
- Traffic calming
- Consistent building placement & context
- Specific architectural elements



A Form Based Code (FBC) is a zoning code that emphasizes building form with the goal of creating a “place”. FBCs primarily control physical form and have a lesser focus on land use than traditional zoning codes. By focusing on form and scale of development rather than on use, FBCs result in a predictable outcome. FBCs are flexible and allow a wide variety of uses to be integrated into interesting and walkable environments. Elements of a form-based code include:

- Regulating plan—a map of the regulated area that reflects the type of physical form desired by the community
- Public space standards—descriptions of sidewalks, street amenities, and the like found in the public realm
- Building form standards—regulations that prescribe the physical form of buildings, their relationship to the street and the allowable types of buildings
- Standards for definitions and administration of the ordinance

Clearzoning® can assist your community with developing a Form-Based Code. We will work with your community to define your desired character, and then craft the code with easy-to-understand text and graphics to achieve that character.



The extensive use of graphics makes a FBC easy to understand and easy to implement. It's like having design guidelines right in the Zoning Ordinance.

Master Plans
Recreation Plans
Downtown Plans



Parking Studies
Community Visioning
Zoning Ordinances



Place Making
Traffic Engineering
Transportation Plans



Access Management
Form-Based Codes
Expert Witness Services