Hybrid Form-Based Codes

Integrating form-based elements with conventional zoning and design standards
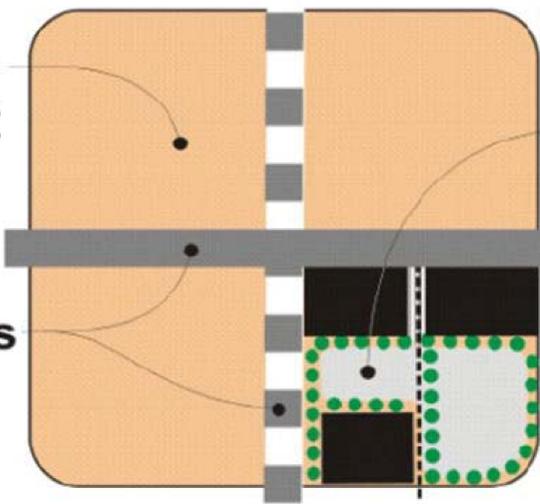
Description: Hybrid codes include a combination of conventional zoning (districts each with their own permitted uses and density/dimensional standards), form-based zoning (block frontage standards depending on the type of street fronting the property), and design guidelines (which site design, building design, and landscaping).

Advantages: Approach uses a combination of tools to best suit the community's context and objectives.

Example components of Hybrid Form-Based Codes
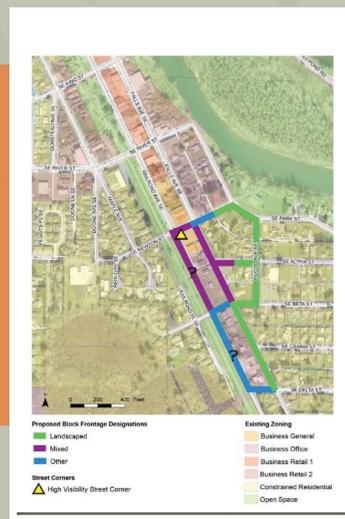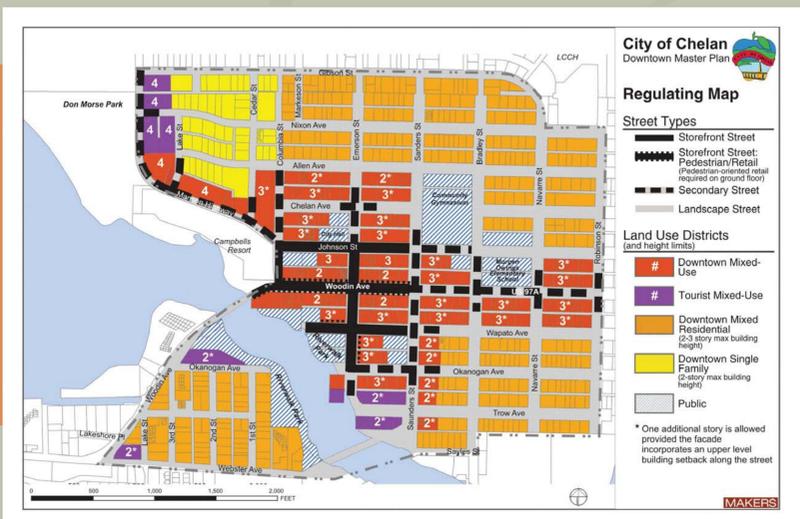
Regulating maps: Illustrating both districts and street/block frontage designations.

Advantages: Tailoring districts and block frontages to fit the community's context and objectives

Standards for the various block frontage designations

Description: Example summary of block frontage standards for four different street types.

Advantages: Standards can be crafted to suit the community's vision while acknowledging both current and trending market realities for development (for example, don't require 3 story buildings if there's no viable market for such buildings).