Conventional vs. Form-Based Codes

A comparison & early considerations for Waxhaw's UDO update

	Conventional Zoning Codes	Form-Based Codes
What form does the code typically produce?	Auto-oriented, segregated land use planning	Walkable pedestrian-friendly development often with a mix of uses
What are the codes typically organized around?	Typically organized around a single use type	Organized around the design of block frontages (what's visible from the street)
What is focus of code?	Use is the primary focus	Physical form and character of development with secondary attention given to uses
How does the code regulate the form?	Form guided just by minimum setbacks, maximum lot coverage, building height, and minimum parking requirements	Sets standards/options for the location and design of buildings and parking areas along block frontages
How do these code types influence the design of neighborhoods?	They aren't a great tool if the neighborhood has a vision for a pedestrian-friendly community	They are more effective since they focus more on the design of the whole place rather than individual sites & buildings
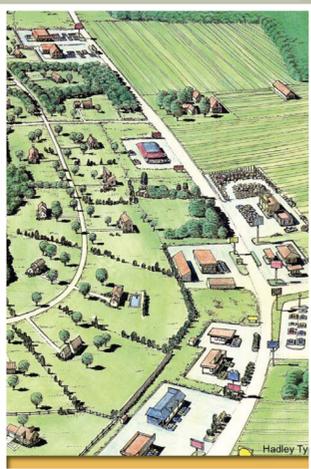
Typical Resulting Form – Conventional Code

In conventional codes without the use of good design standards or guidelines, land uses and developments are often disconnected from each other.
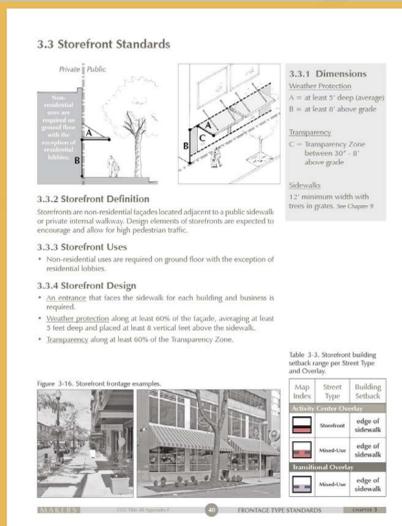
Form-based Codes seek to create a specific form (or variety of forms) consistent with the community's vision