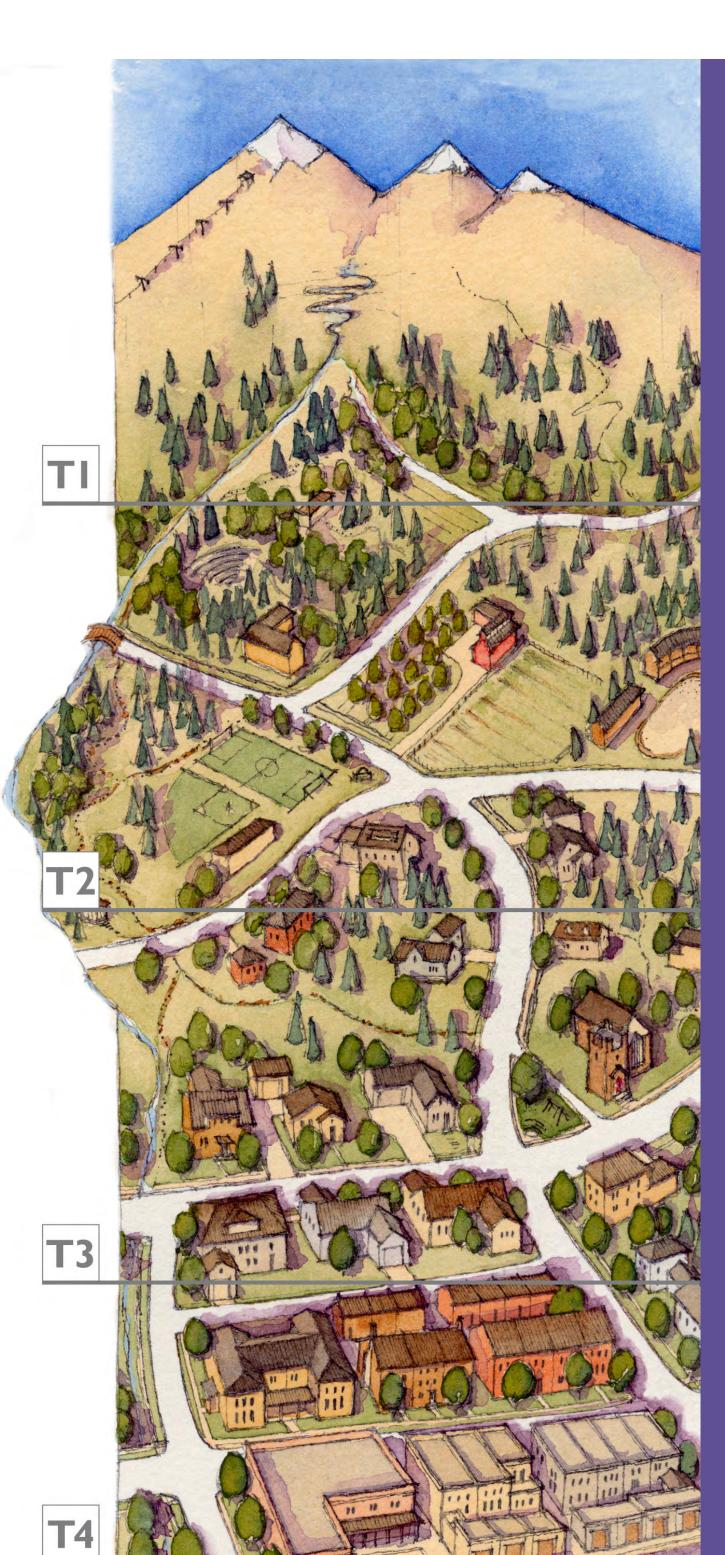
Why Consider a Form-Based Code?

Delivering the Vision through a New Approach to Zoning

Zoning code is the tool to deliver and implement the Vallco Area Specific Plan vision. In conventional zoning code, zones primarily differ in the land uses they allow. However, Form-based codes differentiate zones based on building intensity and form, as well as features of the public realm, with careful attention toward land uses.



Form-Based Codes Explained

Form-based codes foster 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. These codes are adopted into city or county law as regulations, not mere guidelines. Formbased codes are an alternative to conventional zoning and they are not merely design guidelines.

The most important aspect of this definition in differentiating FBCs from Euclidean zoning is that the intended physical form replaces use as the organizing principle, or framework, for the overall code. Instead of a zone being labeled "single-family residential," it may be called "traditional neighborhood," and instead of a zone being called "commercial", it may be called "neighborhood main street." The terms "neighborhood" and "main street" tie back into the intended physical form or place, both of which may include a mix of uses and building types to create vibrant walkable urbanism.

The Natural-to-Urban Transect (illustrated on the left) categorizes a spectrum of natural to urban contexts in six Transect zones (from the most rural T1 to the most urban T6) and is a prominent organizing principle within Form-Based Code practice.



Form-Based Codes promote a high-quality public realm by focusing on building form and street scape

Preparing a Form-Based Code in 3 Steps

There are three important steps in the process of creating a Form-Based Code: Documentation, Visioning, and Assembling.

Documentation

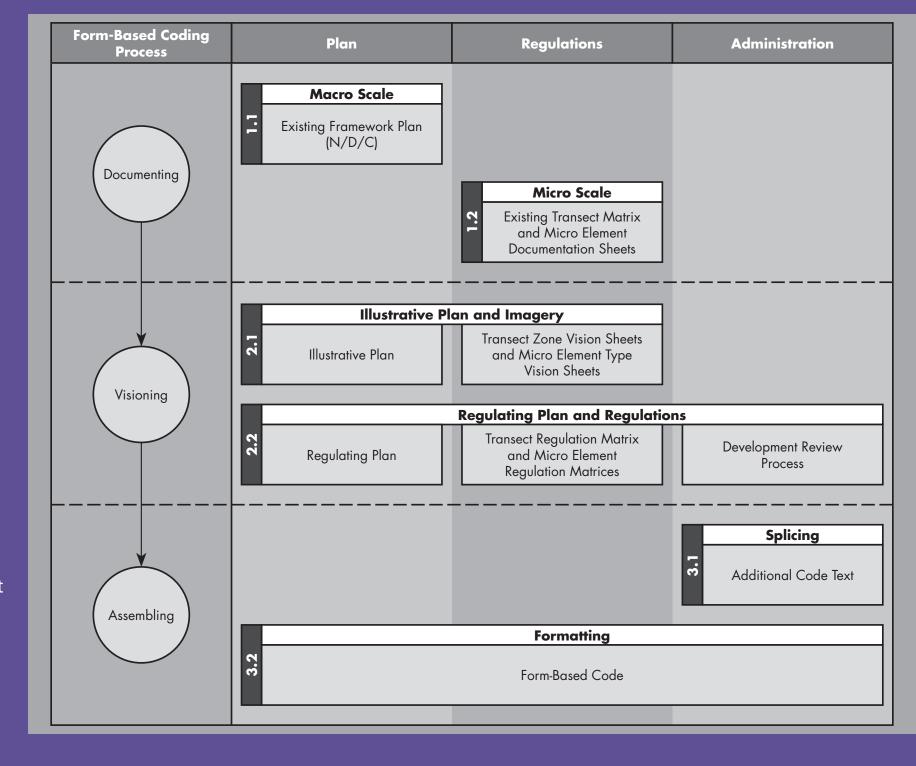
The two scales of Documentation are the macro-scale, which establishes a framework of existing neighborhoods, districts, and corridors, and the micro-scale, which documents blocks, lots, building placement, frontage types and other small scale elements that add to the character and quality of the built environment.

Visioning

The Visioning phase engages the community and allows them to participate in the creation of a detailed design vision that the Form-Based Code will implement.

Assembling

The Assembling phase is the process of compiling the code content into a usable format and structure and plugging it into the existing zoning code if it is not going to completely replace it.



Why are Form-Based Codes Needed?

The current zoning system is broken: It has produced autodependent development patterns that compromise community character, our nation's health and the environment, leaving communities searching for tools to address these issues. FBCs are an alternative to Euclidian Zoning that focus on the creation, revitalization, and preservation of vibrant, walkable urban places.

Global Society swings into action to reduce carbon emissions, the data ever more clearly points to the need to reduce dependence on vehicular mobility and to remake the built environment as transit- and pedestrian-friendly places of dense economic and social interaction. Only the Form-Based Code

As Elizabeth Plater-Zyberk states in the book Form-Based Codes, "as

can ensure such an urbanism." Even developers
support this push for zoning reform: at the 2009
New Partners for Smart Growth Conference in
Albuquerque, developer Rob Dixon presented
"Top 20 Ways to Make a Green, Smart
City," and "replace your Euclidean
zoning with Form-Based Codes".

For more detail on FBCs see "Form-Based Codes," by Parolek or go to the Form-Based Code Institutes's web site. `The SmartCode is a model, Transect-Based, Form-Based Code.

www.formbasedcodes.org.



Illustration of the type of walkable, pedestrian-oriented street made possible with a Form-Based Code



Vallco Special Area Specific Plan and Form-Based Code

Cupertino, CA

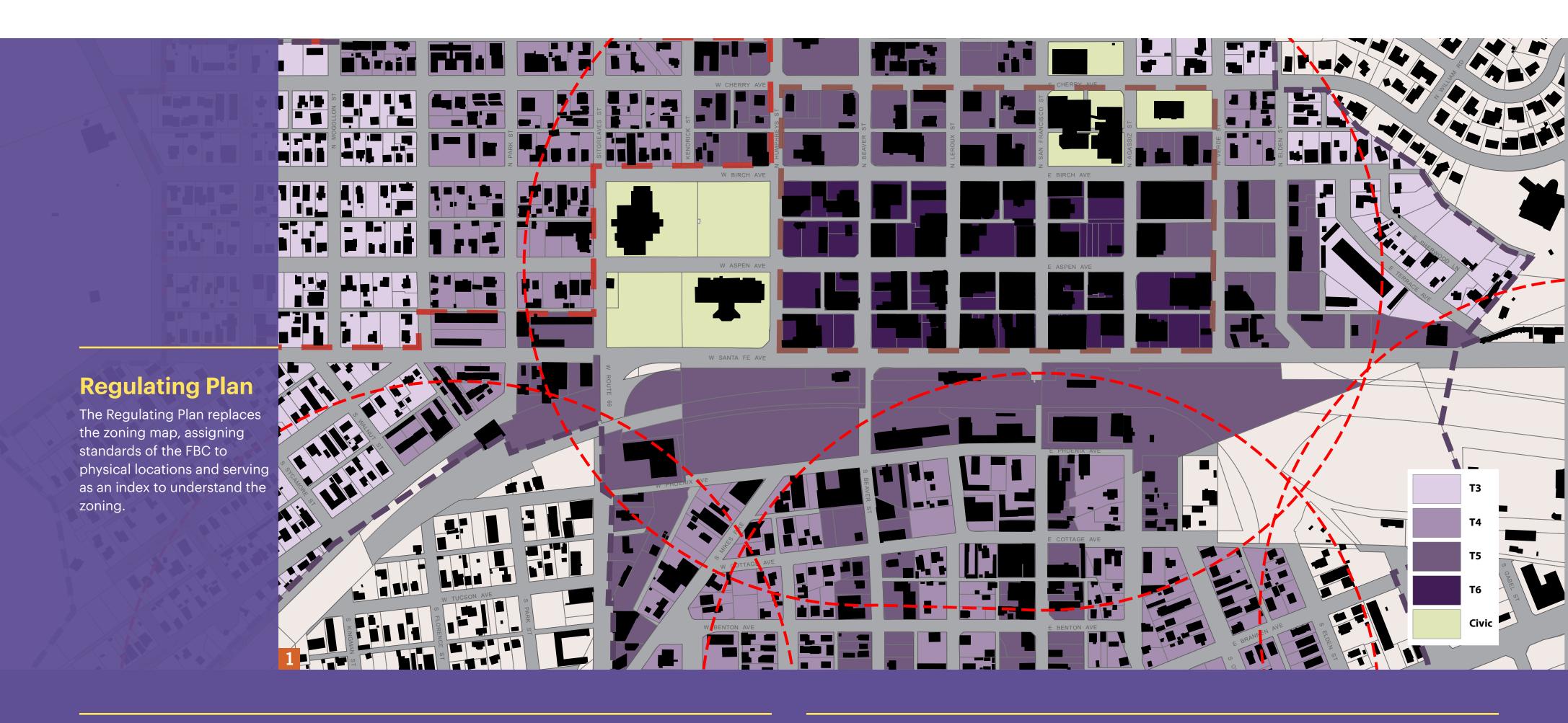
Public Charrette **April 2018**



Components of a Form-Based Code

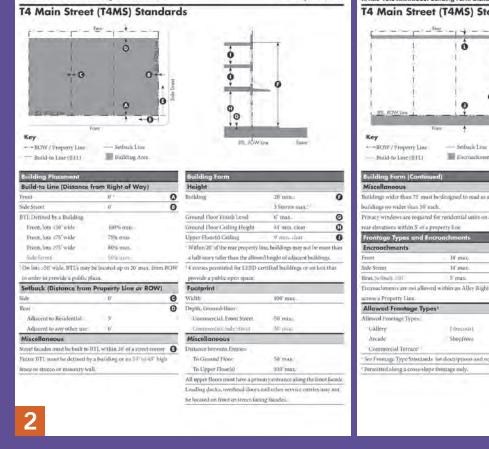
Essential Form-Based Code Components (FBC)

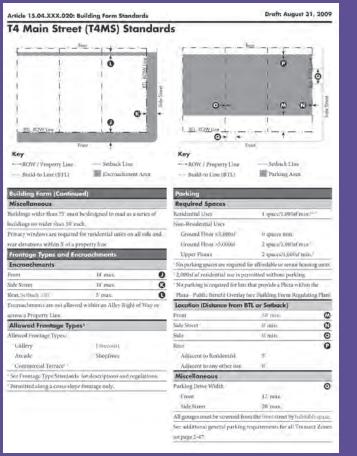
- Regulating Plan (which 5. Frontage Type Standards replaces the zoning map) 6. Subdivision Standards
- 2. Building Form Standards Administration
- 3. Thoroughfare Standards
- 4. Civic Space Standards



Building Form Standards

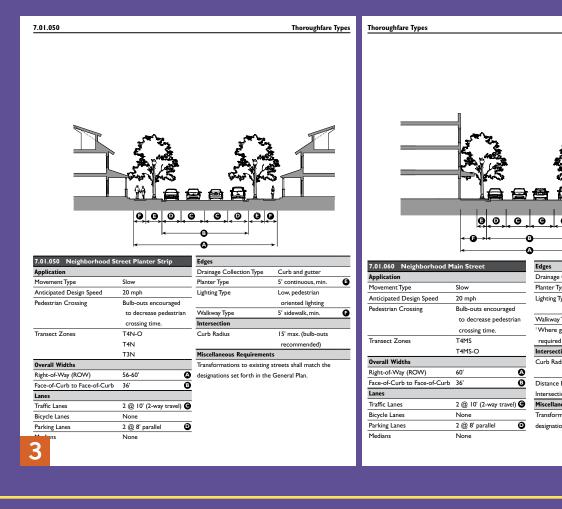
The Building Form component defines and regulates the intended physical form including building form, building height, general land use, parking, encroachments, allowed frontages.





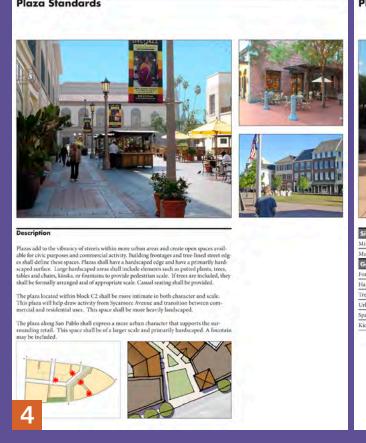
Thoroughfare Standards

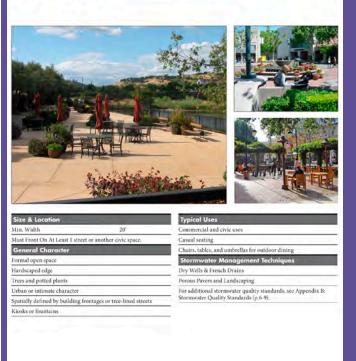
Streets comprise a large percentage of public space within most cities, therefore the details and dimensional parameters of the Thoroughfare component is a critical element of a FBC.



Civic Space Standards

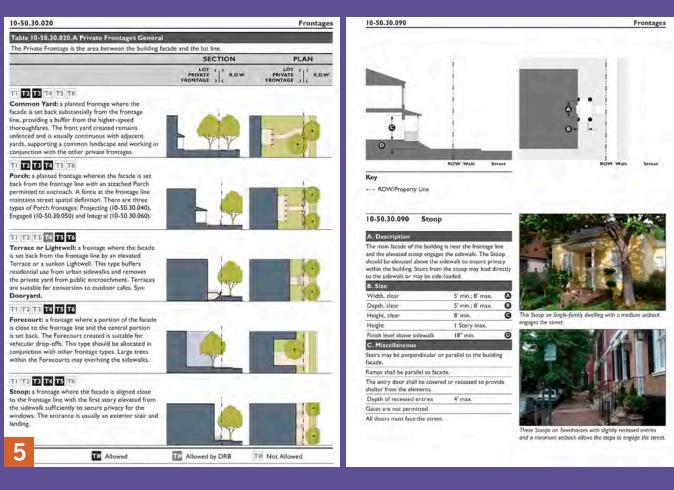
The Civic Space component ensures that a full menu of public spaces are included in the Code and that the scale and design approach is calibrated for the location of these spaces.





Frontage Type Standards

Frontages create an appropriate transition from the private to the public realm. This component typically includes porches, terraces, forecourts, stoops, shopfronts, galleries and arcades.



Optional Components

Supplementary components are not mandatory for an effective code, but can give further clarity to the intended type of place. The more of these components you can include in your code, the more predictable the implementation will be. This list includes:

- A. Building Type Standards
- D. Landscape Standards B. Architectural Standards E. Green Building Standards
- C. Sustainability Standards F. Signage Standards (such as stormwater, alternative energy, greywater, etc.

