

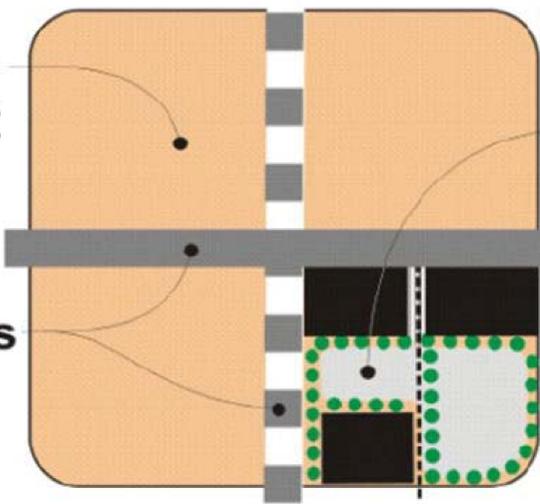
Hybrid Form-Based Codes

Integrating form-based elements with conventional zoning and design standards

Hybrid =

Districts for use & height provisions

Street Types for frontage standards

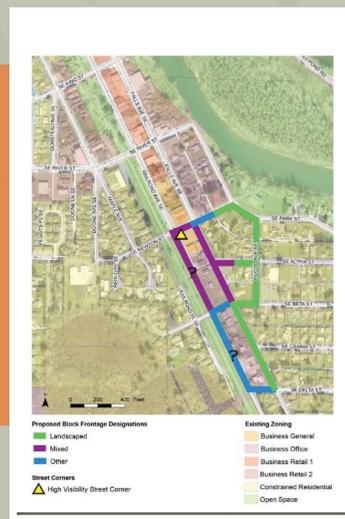
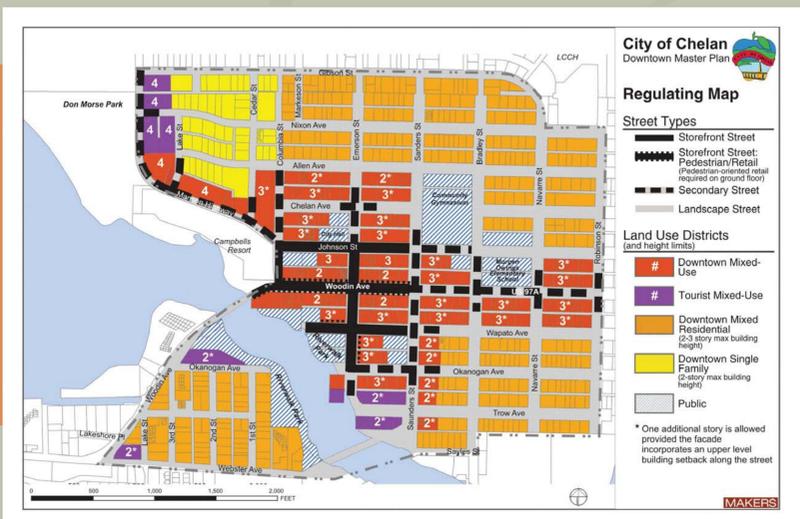


Design Guidelines for site & building design goals

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

	Storefront	Mixed	Landscaped	Other
Permitted frontages		storefront -or- landscaped frontages are permitted		storefront -or- landscaped frontages are permitted
Parking location	<ul style="list-style-type: none"> New surface or structured parking along street shall be placed to the side, rear, below or above storefronts 	<p>GOOD</p> <p>Parking in back</p> <p>ACCEPTABLE</p> <p>Parking to the side</p> <p>NO</p> <p>Parking in front</p> <p><i>For multi-building developments, no more than 50% of frontage shall be parking or vehicular access areas.</i></p>	<ul style="list-style-type: none"> No parking lot location restrictions 	
Other key provisions	<ul style="list-style-type: none"> Min commercial space depth = 20' (new buildings only) No ground floor residential uses except lobbies/entrances for upstairs units 	<ul style="list-style-type: none"> Landscaping to soften façade and screen blank wall surfaces. Provide minimum facade windows/transparency for residential buildings 	<ul style="list-style-type: none"> Provide minimum façade windows/transparency for non-residential uses 	

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).

