

Summary of the Form-Based Code

The Form-Based Code identifies a variety of building forms, establishes requirements for how the buildings must be situated on a lot (e.g., setbacks, location of parking, access to parking), regulates the way buildings relate to their neighboring uses (e.g., massing, height restrictions within a certain distance of single family development), and regulates construction materials and wall configurations, the positioning of windows and doors, the placement of mechanical equipment and the character of lighting and signage.

In addition, the building forms must respect their context. Their relationship to streets that are pedestrian oriented is different than their relationship to streets that are more vehicle-oriented. Block character is established by the types of building prescribed for each zone. Pedestrian access from one building to another and from place to place is facilitated.

The building forms defined and regulated in the Form-Based Code are the following:

- Detached single family dwelling
- Sideyard dwelling
- Townhouse/rowhouse/courtyard townhouse
- Accessory unit/carriage house
- Duplex/triplex/fourplex
- Terrace apartment
- Courtyard apartment
- Live-work unit
- Flex building
- Liner building
- Drive-through
- Standalone commercial/office building
- Civic/institutional building
- Structured parking facility

Each of the Form-Based Code zones permits a distinctive array of these building forms. The zones allow mixed use development in a variety of contexts. The zones are the following:

Transit Oriented Development – Major Activity Center (TOD-MAC) Appropriate for development in concentric rings around major transit centers, such as the Alvarado Center and other major transit centers that may develop. The zone is highly pedestrian oriented, and mixes intense commercial and residential forms.

Transit Oriented Development – Corridor/Community Activity Center (TOD-CORCOM) Appropriate for development along Major Transit Corridors or in Community Activity Centers that serve a relatively large area. Densities and intensities are transit supportive, but are smaller in scale than the TOD-MAC zone. The zone is highly pedestrian oriented and mixes commercial and residential forms.

Planned Village Development (PVD) Appropriate for mixed use communities on relatively large, undeveloped sites or in developed or partially developed areas. The zone includes separate

regulations for Village Center, Village General and Village Edge development that are integral parts of the PVD zone.

Mixed Use (MX) Appropriate for establishing commercial mixed use centers that serve residential neighborhoods, or to redevelop existing shopping centers.

Campus (CAM) Appropriate for employment, institutional and commercial sites with supportive residential uses. Features generous open space and an internal pedestrian/biking network.

Infill Development (ID) Appropriate for the context-sensitive development of empty lots, or the redevelopment of lots in substantially built up areas.