A hybrid code, currently used in Madison:

Traditional "Euclidean"

- 1926 Village of Euclid, Ohio vs Ambler, Supreme Court landmark case upholding local zoning

Form-Based Zoning

- More reliance on design and relationship of buildings to street and other buildings than land use

Euclidean Zoning, Land Use based:
*Segregation of land uses into specified geographic districts, with regulations for each*

➢ Residential

➢ Mixed-Use and Commercial

➢ Downtown and Urban

➢ Employment

➢ Special

➢ Overlay

Euclidean Zoning: *Dimensional standards stipulating the magnitude of development activity allowed on lots within each Zoning District*

- Required yards, setbacks, stepbacks, build-to lines, open space

- Lot coverage (landscape space vs paved space)

- Lot area per dwelling unit, minimum lot size

- Building Height or Floor to lot-area ratio (FAR)

FORM-BASED CODE?

Conventional Zoning

Form-based Codes

Use   Management   Form
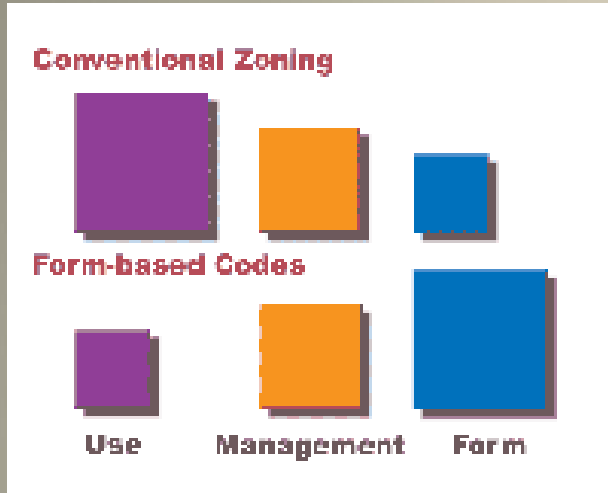
source: Farmers Branch, TX

For the purposes of the Zoning Ordinance, a 'form-based code' means: 'a code based primarily on 'form' – urban form, including the <u>relationship of buildings to each other, to streets and to open spaces</u> – rather than based primarily on land use'.

Example from the Zoning code:

Building has a maximum setback of 25'
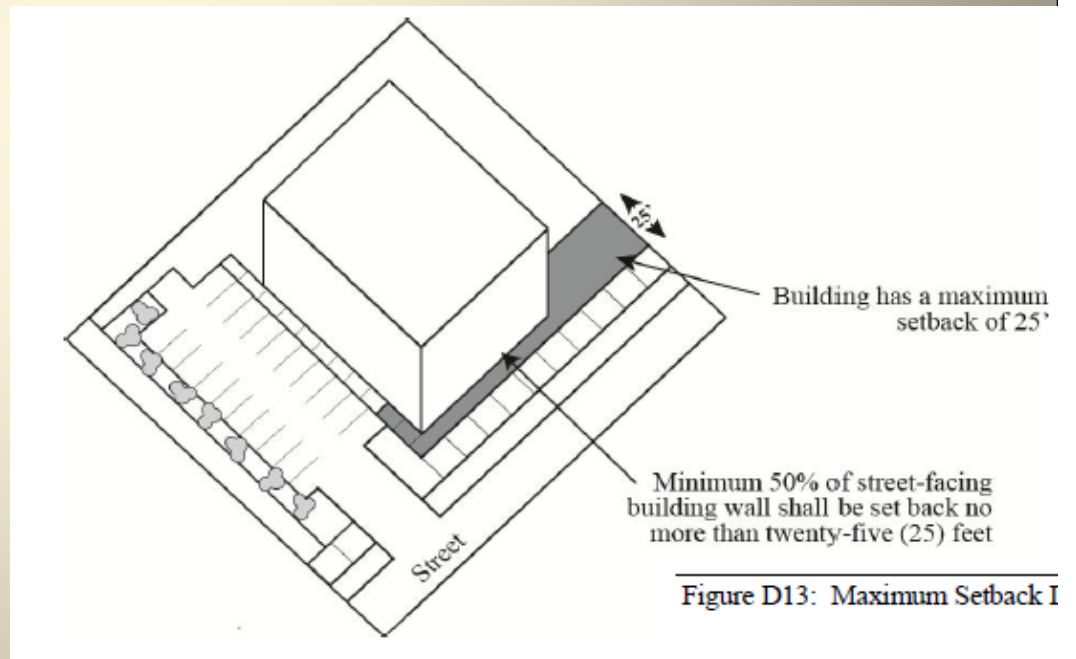
Minimum 50% of street-facing building wall shall be set back no more than twenty-five (25) feet

Figure D13: Maximum Setback I

"A form-based code is a land development regulatory tool that places <u>primary emphasis on the physical form of the built environment with the end goal of producing a specific type of 'place'</u>."

Definition from the City of Farmers Branch, TX