Introduction to Form Based Codes
WHAT ARE THE BENEFITS OF FORM BASED CODES
vs. Conventional Zoning?

A CLEAR VISION
BASED ON
CONSENSUS

Separated
Uses as the
Organizing Element

FOCUS ON THE
PUBLIC REALM

Placeless
Sprawl Patterns

PREDICTABILITY
OF OUTCOME

Not Much
Detail

EASY TO
UNDERSTAND
GUIDELINES

Over-Technical
Standards

BUILDING TYPES

LOT STANDARDS

A BALANCED APPROACH
TO IMPLEMENTATION

Over Emphasis on Density / Use

Form
Use / Density
Management

Form
Use / Density
Management
WHAT DO FORM BASED CODES TYPICALLY REGULATE?

TRANSECT ZONES AND DENSITY
Recommended:
- A range of densities in gradual progression from wilderness to urban core
- Synchronized with regional plans and initiatives
- Sensitive to the adjacent context

THOROUGHFARES AND STREET FRONTAGES
Recommended:
- Complete streets that provide options for modes of travel
- Streets that accommodate users with varying degrees of mobility
- An interconnected network of streets and trails

CIVIC AND OPEN SPACES
Recommended:
- A range of sizes from large fields to pocket parks and urban plazas
- Flexible spaces that can accommodate recreation, contemplation and gatherings
- Green networks that preserve the ecology of place

BLOCK TYPES AND CONFIGURATION
Recommended:
- Flexible blocks that accommodate a range of uses and densities
- Walking as the fundamental unit of neighborhood structure
- Small, interconnected blocks that can handle varying traffic loads

PARKING AND SERVICE
Recommended:
- Shared parking pools that are synchronized with allotted land uses
- Parking organized in the interior of blocks, away from the public realm
- Servicing elements coordinated with the architecture of buildings

BUILDING TYPES & USES
Recommended:
- Building types that reflect current market realities and demands
- An interchangeable inventory for maximum flexibility
- Allotted uses coordinated with appropriate building types

BUILDING HEIGHTS AND SETBACKS
Recommended:
- Setbacks and heights that reflect the desired density and character
- Clear definition of permitted uses and elements within setbacks
- Building heights that respect the adjoining context

ARCHITECTURAL AND URBAN DESIGN FEATURES
Recommended:
- Urban design features that accentuate key places in the plan
- Architectural vocabularies that build upon the local character
- Design guidelines that are implementable using current construction methods
TORTI GALLAS AND PARTNERS
APPROACH TO FORM BASED CODES

What do we strive to deliver?
• To create a vision for our codes built on collaboration from all stakeholders and citizens
• To provide a series of design strategies that promote high quality development, enhance a city's image and strengthen the "public realm"
• To offer guidance and certainty to City officials, developers, and architects through the development process to arrive at a design that contributes to a city's sense of place
• To present architectural and urban design regulations that allow individual projects to contribute to a coherent and unified vision for future growth
• To propose design measures that are flexible, rather than authoritative, encouraging innovation and accommodating the organic processes that shape a city

What is our expertise?
• Ability to envision what a community can be and to know how to get it there
• Mediation skills that balance the diverse needs of communities with the realities of the market place
• Tool kit of budget-conscious, buildable solutions that bring value to our clients and to the communities
• Extensive knowledge of the design process in the public and private sectors
• Creative approach on how to create design guidelines that promote a pedestrian-friendly, human-scaled environment for a healthy, livable community
• Leaders in emerging technologies such as Town Information Modeling (TIM™) that help streamline the implementation process

How do we craft our codes?
• We engage in the public process and bring all stakeholders to the table
• We perform a thorough site analysis, which inventories and analyses regional building types and styles
• We review local ordinances and zoning codes to understand city goals and development standards
• We synthesize our findings and present a tool-kit of pans applicable from the region to the building scale
• We propose a series of recommendations tailored to the place, which help communities create human scaled, transit-oriented, livable communities

Al Wasi, United Arab Emirates
Neighborhoods

Redlands, California
Streets

Round Rock, Texas
Buildings

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