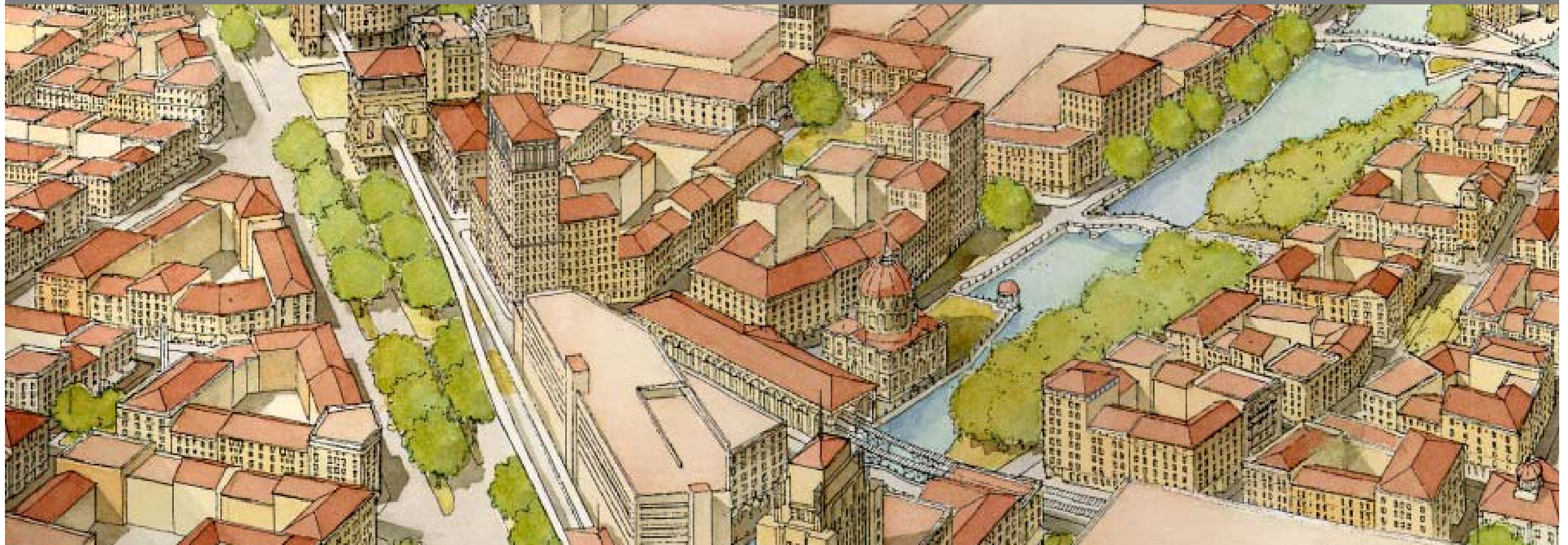
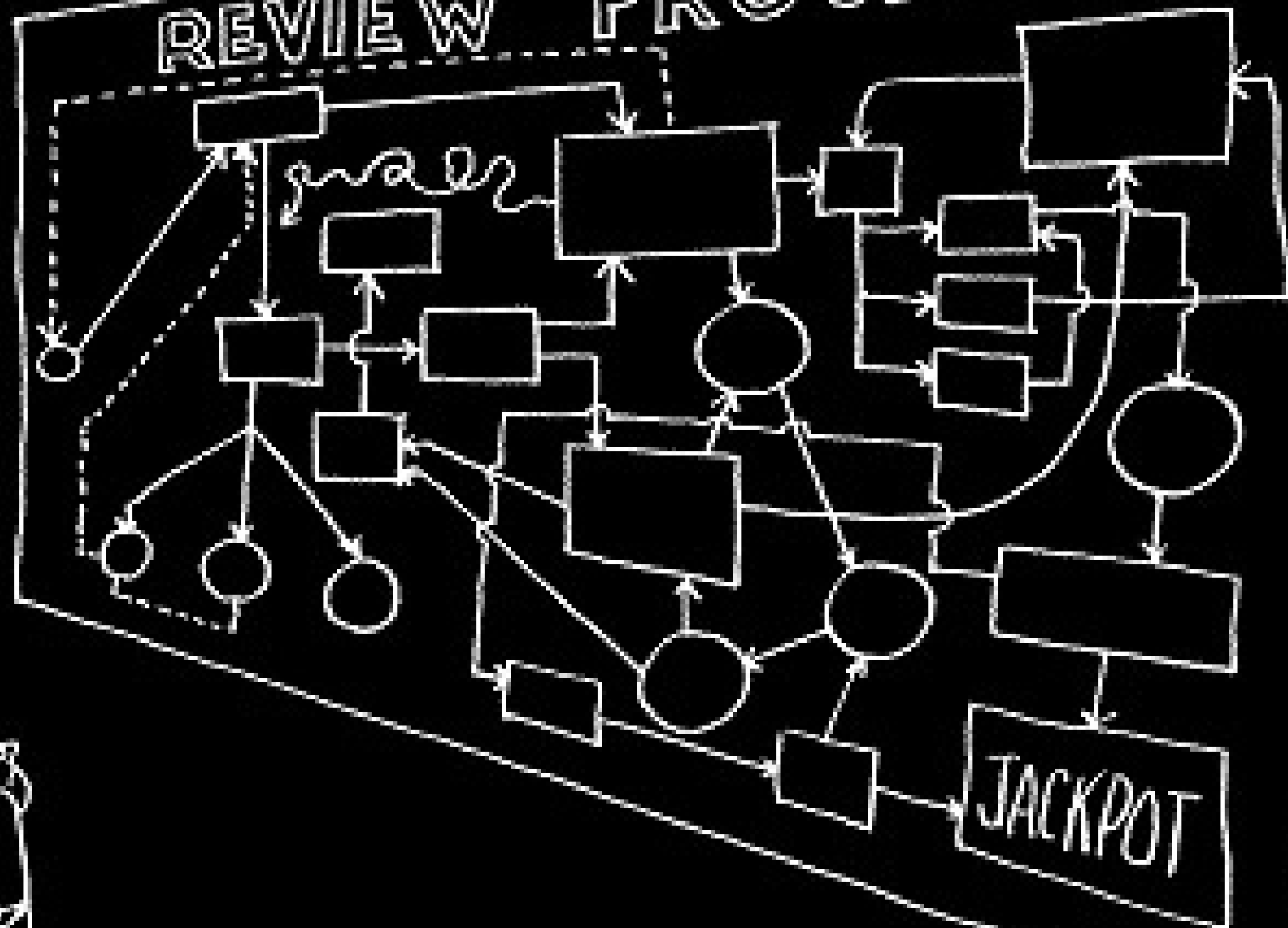


# Form-Based Codes:



*The Form-Based Codes Institute gratefully acknowledges the Richard H. Driehaus Charitable Lead Trust for its generous support of the organization's programs and for its commitment to the timeless principles of city building.*

# REVIEW PROCESS



IT DOESNT WORK  
BUT IT SURE IS  
IMPRESSIVE



## Form-based code:

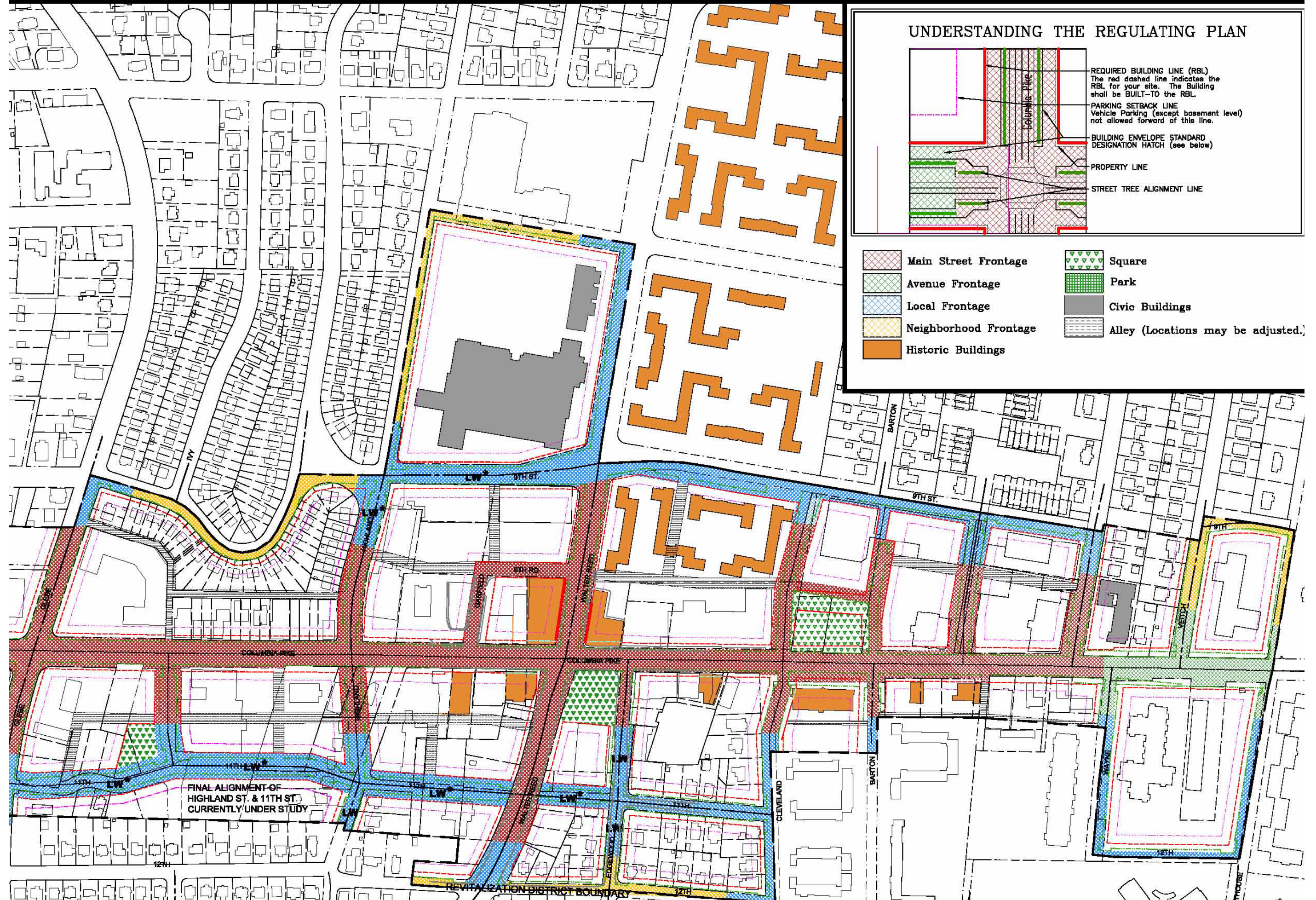
- Regulating plan
- Building form standards
- Public space standards

## Conventional code:

- Zoning districts
- Variances
- Subdivision regulations

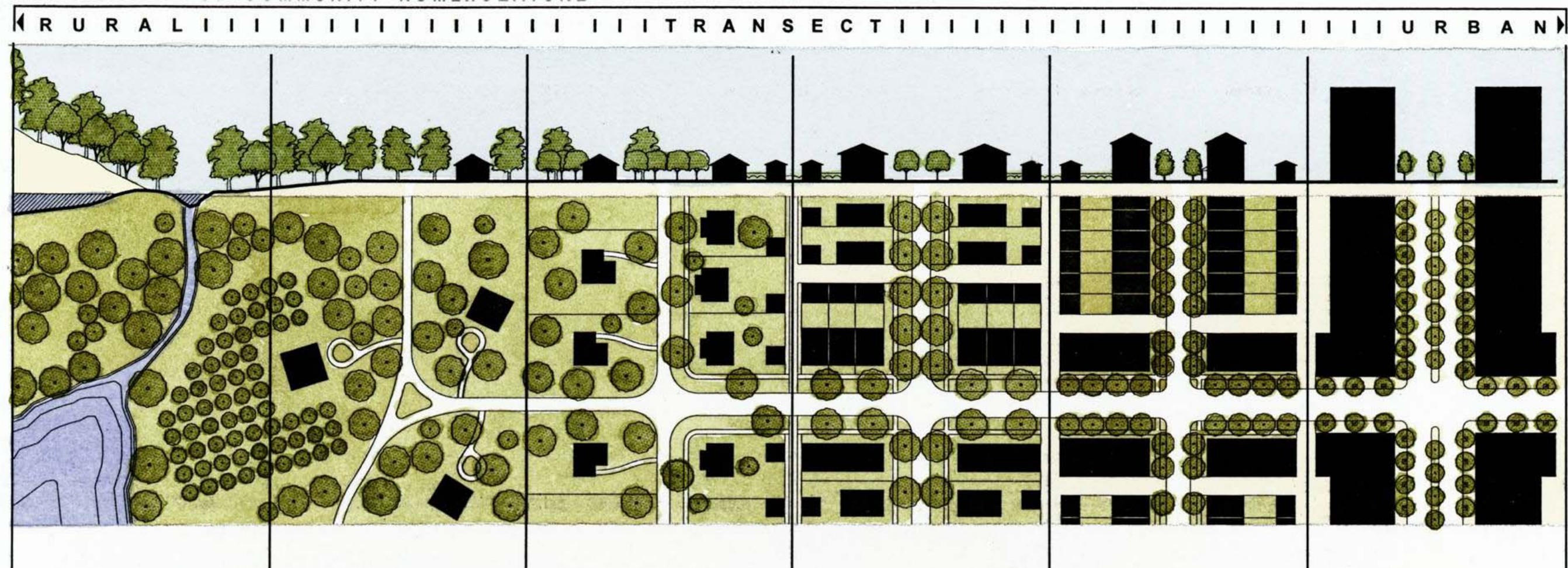


# Columbia Pike, Arlington (VA)





# the rural to urban transect



T1 RURAL PRESERVE					
T2 RURAL RESERVE					
	T3 SUB-URBAN				
		T4 GENERAL URBAN			
			T5 URBAN CENTER		
				T6 URBAN CORE	

T1 - The Natural Zone



T2 - The Rural Zone



T3 - The Sub-Urban Zone



T4 - The General Urban Zone



T5 - The Urban Center Zone





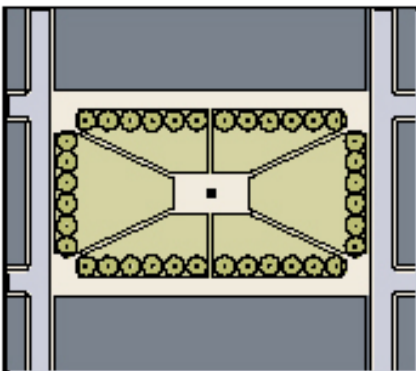
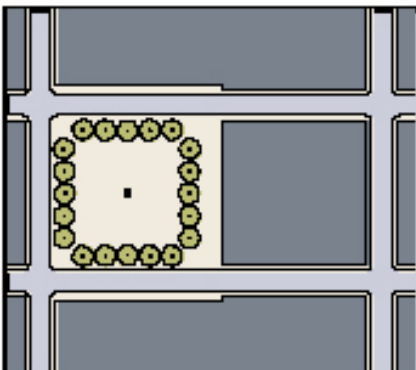
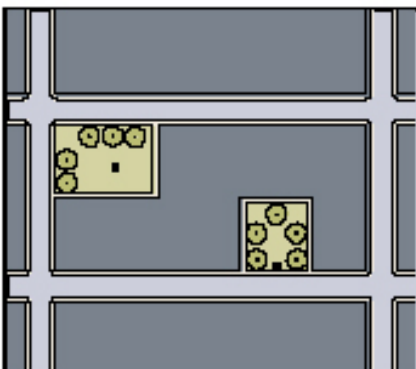
T6 - The Urban Core Zone



T6.1 - The Urban Core Zone





<p><b>a. Park:</b> A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 15 acres. Larger parks may be approved by warrant as districts in all zones.</p>	 <div>T1 T2 T3</div>
<p><b>b. Green:</b> An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 2 acres and the maximum shall be 15 acres.</p>	 <div>T3 T4 T5</div>
<p><b>c. Square:</b> An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares. The minimum size shall be 1 acre and the maximum shall be 5 acres.</p>	 <div>T4 T5 T5</div>
<p><b>d. Plaza:</b> An open space, available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important streets. The minimum size shall be 1 acre and the maximum shall be 2 acres.</p>	 <div>T5 T6</div>
<p><b>e. Playground:</b> An open space designed and equipped for the recreation of children. A playground shall be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.</p>	 <div>T1 T2 T3 T4 T5 T6</div>

HISTORIC FACADE &  
NEW CONSTRUCTION  
- City Beautiful Colleagues -



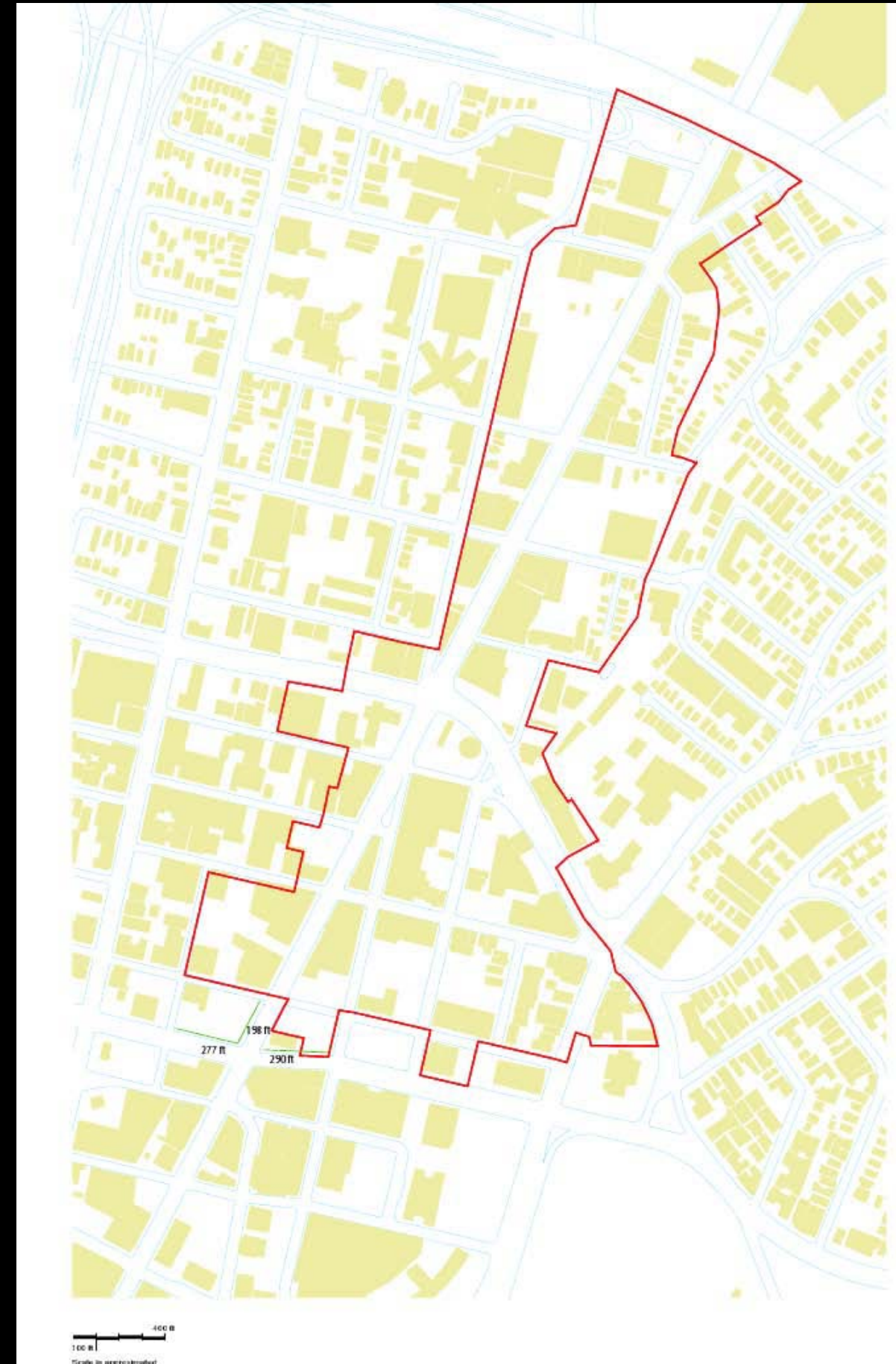
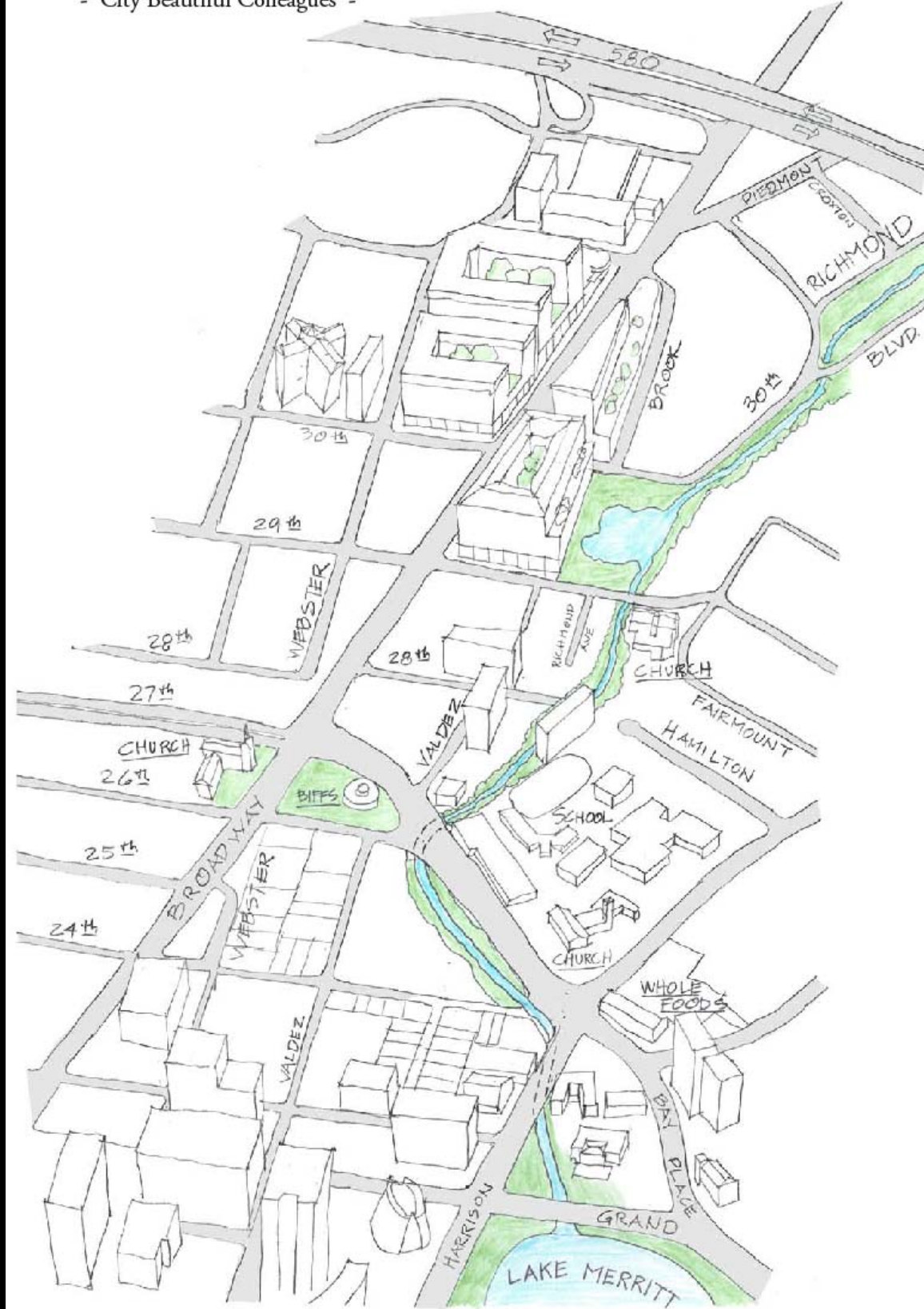






# GLEN ECHO GREENWAY

- City Beautiful Colleagues -





# AIRIAL VIEW OF BROADWAY

- City Beautiful Colleagues -

