

What is a **FORM-BASED CODE**?

FORM-BASED CODE
for **DETROIT SHOREWAY**
& **CUDELL**
NEIGHBORHOODS

A **form-based code** is a way to translate the ideals of a plan into regulatory language to create the physical “place” envisioned by the community. Form-based codes address the relationship between:

- *building facades and the public realm*
- *the form and mass of buildings*
- *the scale and types of streets and blocks*

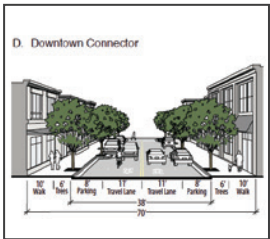
FORM-BASED CODE ELEMENTS:



PLACE-SPECIFIC MAP.
A fine-grained zoning map - detailed to the level of individual lots, blocks and streets - a level of detail not found in a conventional zoning code.



ILLUSTRATION OF ZONING DISTRICTS.
A drawing and intent statement that defines and illustrates the main characteristics of each district.



PUBLIC SPACE STANDARDS.
A plan or map of the zoning districts designating the locations where different standards apply.

BUILDING FORM STANDARDS.
Regulations controlling the configuration, features, and functions of buildings that define and shape the public realm.

ADMINISTRATION.
A clearly defined application and project review process.

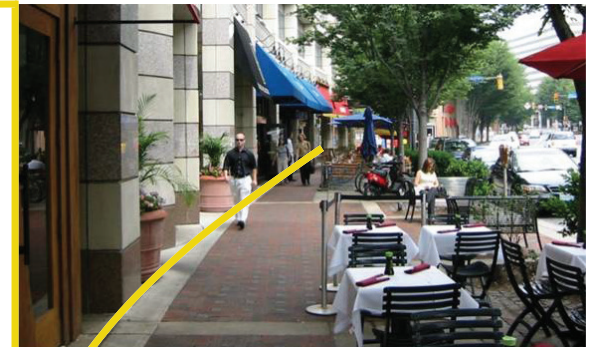
HEIGHT



FORM



SITING



USE

