30 SECONDS WITH THE MAYOR

CREATING COMPACT, WALKABLE, AND MIXED-USE NEIGHBORHOODS THROUGH FORM-BASED CODES

Many cities in the United States are reassessing their use-based zoning codes in light of the increasing health, environmental, and economic costs of sprawl. To counter the car-centric system of development codified in use-based zoning codes, some pioneering cities have adopted form-based codes that seek to structure cities into compact and walkable neighborhoods. Given the success of form-based projects across the United States that have resulted in compact, walkable, and more sustainable neighborhoods, **OUR CITY** would be well-served in exploring form-based codes as a tool to transform **OUR CITY** and make it a more attractive destination for residents and employers alike.

PROPOSED OUR CITY FORM-BASED CODE TASK FORCE

**OUR CITY** should create a **Form-Based Code Task Force** to assess the viability of form-based code implementation options. Task Force members should consist of individuals that have knowledge of **OUR CITY’S** current zoning code and various form-based codes implemented nationally, as well as those from constituencies vital to the success of any proposed change in **OUR CITY’S** zoning ordinance, such as neighborhood associations, businesses, and employees from **OUR CITY’S** departments that would be impacted by a change in zoning ordinance (e.g., Legal, Public Works, Engineering, and Planning). The Task Force would answer key questions including:

* What makes for a successful transition from use-based zoning to form-based zoning?
* How would **OUR CITY** benefit from adopting a form-based zoning code?
* Are there any disadvantages to **OUR CITY** adopting a form-based zoning code?
* Which of the various form-based code implementation options would work best in **OUR CITY**?
* Should a proposed form-based code be effective city-wide or just in certain areas? If just in certain areas, which areas (e.g., all new greenfield or infill developments)?
* Who would be the possible stakeholders in **OUR CITY’S** effort to adopt a form-based code?
* If **OUR CITY** decides to proceed with implementing a form-based code, which entity/**OUR CITY** department should lead the effort?

PROPOSED TIMELINE

The Task Force would issue its findings and recommendations within 6 months of being formed.

PROGRAM BENEFITS

* Form-based code implementation feasibility assessment and identification of best practices regarding transitioning from use-based code to form-based code.
* Collaboration and input from key stakeholders.
* If the Task Force is successful, its work would greatly improve and streamline **OUR CITY’S** form-based code development process.

PROJECTED COSTS

No direct costs if organized by city staff.