Form-Based Codes
An alternative to zoning that focuses on physical form and appearance rather than land use
Elements: Regulating Plan, Building Form Standards, Public Space Standards, Architectural Standards
Advantages?

Subdivision Ordinance
Local ordinances regulating land division based on State Subdivision Map Act of 1893:
- establishes statewide uniformity in local subdivision procedures
- gives local governments authority to:
  o regulate design and improvement of subdivision
  o require dedications of public improvements or related impact fees – “exactions” (more on this after midterm)
  o require compliance with objectives and policies of general plan

Two types of subdivisions:
- Parcel maps – limited divisions resulting in fewer than five lots
- Subdivision maps (tract maps) – divisions resulting in five or more lots

Approval process:
- Review and approval of tentative map – note approval conditions, conditions for denial
- Developer installs or secures funding for required infrastructure
- City approves final map, recorded with county
- Developer sells lots

Issues:
- Street connectivity and cul-de-sacs
- Antiquated subdivisions and lot-line adjustments
- Colonias

Specific Plans
“A plan addressing land use distribution, open space availability, infrastructure, and infrastructure financing for a portion of the community.”

Two kinds: Single property owner (developer initiated); multiple property owners (city initiated)

Supersedes the zoning and subdivision ordinances with more flexibility for particular situations
Action-oriented – a plan for what will happen
NOT a part of the General Plan but a tool for implementing the General Plan

+ Building codes
Green Building – LEED and LEED-ND standards (see article on website)

Readings: Chapter 12 plus articles
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