



Types of Zoning Codes

There are two main approaches to contemporary zoning:
Euclidean Zoning Codes and **Form-Based Zoning Codes**.

These two approaches create different patterns of development/results based on their goals.
Our current zoning code is a Euclidean code, Miami 21 is a Form-Based code.

Euclidean Zoning Codes



A type of zoning named for the Village of Euclid, Ohio where zoning was upheld in 1926 as a legitimate governmental power. These codes are characterized by establishing and regulating land based on use. Typical types of land-use districts in Euclidean zoning are: residential, commercial, institutional, and industrial. Euclidean Zoning is also referred to as "Traditional Zoning" or "Building Block Zoning."

Elements of a Euclidean Code:

- **Regulations and Atlas.** A plan and map of the regulated area indicating the type of allowed activities and regulations.
- **Special district regulations** that address each problem individually
- **Special Exceptions, Class II permits, MUSP permits Overlay districts**
- **Administration.** Application and lengthy project review process
- **Definitions.**

Goals of Euclidean Zoning:

- Prevention of illegal overcrowding (goal was a reaction to historical conditions of cities)
- Separation of uses based on size, height, noise, pollution, parking requirements as only urban goals.

Outcomes:

- Suburban sprawl with segregated land uses
- Bedroom communities with long commutes
- Automobile-dependent, unsustainable development patterns
- Excess parking and streets built only for cars
- Necessary Special Districts to address areas which require mixed uses or other configurations outside the standard "uses"

Form-Based Zoning Codes



Form-Based Zoning Codes are a method of regulating development to achieve a specific urban form. Form-based codes place an emphasis on the relationship between the street and buildings, pedestrian and vehicles, public and private spaces, and the relationship between multiple buildings, a block, a neighborhood and transitions in scale. They create a predictable public realm by controlling physical form of private developments, with a secondary focus on land use regulations.

Elements of a Form-Based Code:

- **Regulations and Atlas.** A plan and map of the regulated area indicating the type of allowed activities and regulations.
- **Building Form Standards.** Regulations controlling the configuration, features, and functions of buildings that define an interaction between the public and private realm. Illustrations of technical aspects.
- **Public Space/Street Standards.** Specifications for the elements within the public realm
- **Administration.** A clearly defined application and project review process.
- **Definitions.**

Goals of Form-Based Zoning:

- Mixed-use activities within buildings and blocks of the city—that are walk-able distances of offices and residences
- Promote walk-ability through a greater emphasis on the pedestrian spaces
- Promote transit by establishing nodes of greater intensity concentrations

Outcomes:

- Zoning areas with greater intensity
- Mixed-use zones
- More transitional zones created by emphasis placed on form rather than use
- A more predictable physical result based on prescriptive standards (state what you want) rather than proscriptive standards (state what you don't want)
- A zoning code that is pro-active rather than re-active
- Codes and regulations that are easier to read for citizens and more predictable