

What ever happened  
to the "Middle?"

## Building Types in Form-Based Codes

Daniel Parolek  
Principal, Opticos Design, Inc.  
CNU-Austin  
April 4, 2008





# List of Basic Building Types

**Detached Single-Unit**



**Detached Single-Unit  
Sideyard House**



# List of Basic Building Types

**Bungalow Court**



**Mansion Apartment**



# List of Basic Building Types

**Townhouse**



**Duplex, Triplex, Fourplex**



# List of Basic Building Types

**Courtyard  
Apartment**



**Stacked  
Units**



# List of Basic Building Types

**Live/Work**



**Commercial Block**





# Ways to integrate building types into FBCs

1. Building type as a land use
2. Supplementary building type standards
3. Building type as organizing principle





# Building Type as Land Use

Grass Valley Development Code and FBC  
Opticos Design, Inc.

Miami 21  
DPZ

DRAFT IN PROGRESS 03.16.07

	T3 SUB-URBAN			T4 URBAN GENERAL			T5 URBAN CENTER			T6 URBAN CORE			C CIVIC		D DISTRICTS	
	R	L	O	R	L	O	R	L	O	R	L	O	CI	CS	D1	D2
DENSITY (UNITS PER ACRE)	9	18	18	36	36	36	65	65	65	150**	150**	150**	AZ***	N/A	9	N/A
<b>RESIDENTIAL</b>																
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R				
COMMUNITY RESIDENCE	W	W	W	W	W	W	W	W	W	W	W	W				
ANCILLARY UNIT		R		R	R	R										
TWO FAMILY RESIDENCE			R	R	R	R	R	R	R	R	R	R				
MULTI FAMILY HOUSING				R	R	R	R	R	R	R	R	R				
DORMITORY					E	E		R	R		R	R				
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R				
LIVE - WORK					R	R		R	R		R	R			R	
WORK - LIVE															R	
<b>LODGING</b>																
BED & BREAKFAST				W	R	R	E	R	R	E	R	R				
INN						R		R	R	E	R	R				
HOTEL								R	R		R	R				
<b>OFFICE</b>																
OFFICE					R	R		R	R		R	R	R		R	R
<b>COMMERCIAL</b>																
AUTO RELATED									W		W	W			R	R
ENTERTAINMENT ESTABLISHMENT						R		W	R		R	R			R	R
ENTERTAINMENT ESTABL - ADULT																R
FOOD SERVICE ESTABLISHMENT					R	R		R	R	W	R	R	E	E	R	R
ALCOHOL SERVICE ESTABLISHMENT					R	R		R	R		R	R			R	R
GENERAL COMMERCIAL					R	R		R	R	W	R	R	E	E	R	R
MARINE RELATED								W	W		W	W			R	R
OPEN AIR RETAIL								W	W		W	W	W	W	R	R

DRAFT IN PROGRESS 03.16.07

	T3 SUB-URBAN			T4 URBAN GENERAL			T5 URBAN CENTER			T6 URBAN CORE			C CIVIC		D DISTRICTS	
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<b>RESIDENTIAL</b>																
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LIVE - WORK					R	R		R	R		R	R			R	
WORK - LIVE															R	
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BED & BREAKFAST				W	R	R	E	R	R	E	R	R				
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ENTERTAINMENT ESTABLISHMENT						R		W	R		R	R			R	R
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FOOD SERVICE ESTABLISHMENT					R	R		R	R	W	R	R	E	E	R	R
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GENERAL COMMERCIAL					R	R		R	R	W	R	R	E	E	R	R
MARINE RELATED								W	W		W	W			R	R
OPEN AIR RETAIL								W	W		W	W	W	W	R	R



**Table 2.3: Neighborhood Center-Flex (NC-Flex) Zone A**

Land Use Type <sup>1</sup>	Permit Required	Specific Use Regulations
<b>Recreation, Education &amp; Public Assembly</b>		
Health/fitness facility	MUP	
Library, museum	P	
Meeting facility, public or private	UP	
Park, playground	P	
School, public or private	UP	
Studio: Art, dance, martial arts, music, etc.	P	
<b>Residential</b>		
Dwelling: Multi-family - Duplex, triplex, fourplex	P	17.44.160
Dwelling: Multi-family - Rowhouse	P	17.44.140
Dwelling: Single family	P	17.44.210
Home occupation	P	17.44.100
Live/work unit	P	17.44.130
Mixed-use project residential component	P	17.44.140
Residential accessory use or structure	P	17.44.020
Residential care, 6 or fewer clients, in a home	P	
Residential care, 7 or more clients	UP	
Second unit or carriage house	P	17.44.190

**Table 2.4: Neighborhood General 3 (NG-3) Zone A**

Land Use Type <sup>1</sup>	Permit Required	Specific Use Regulations
<b>Recreation, Education &amp; Public Assembly</b>		
Library, museum	P	
Park, playground	P	
Meeting facility, public or private	UP	
<b>Residential</b>		
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# Supplementary Building Type Standards

Santa Ana Renaissance Specific Plan  
Moule & Polyzoides





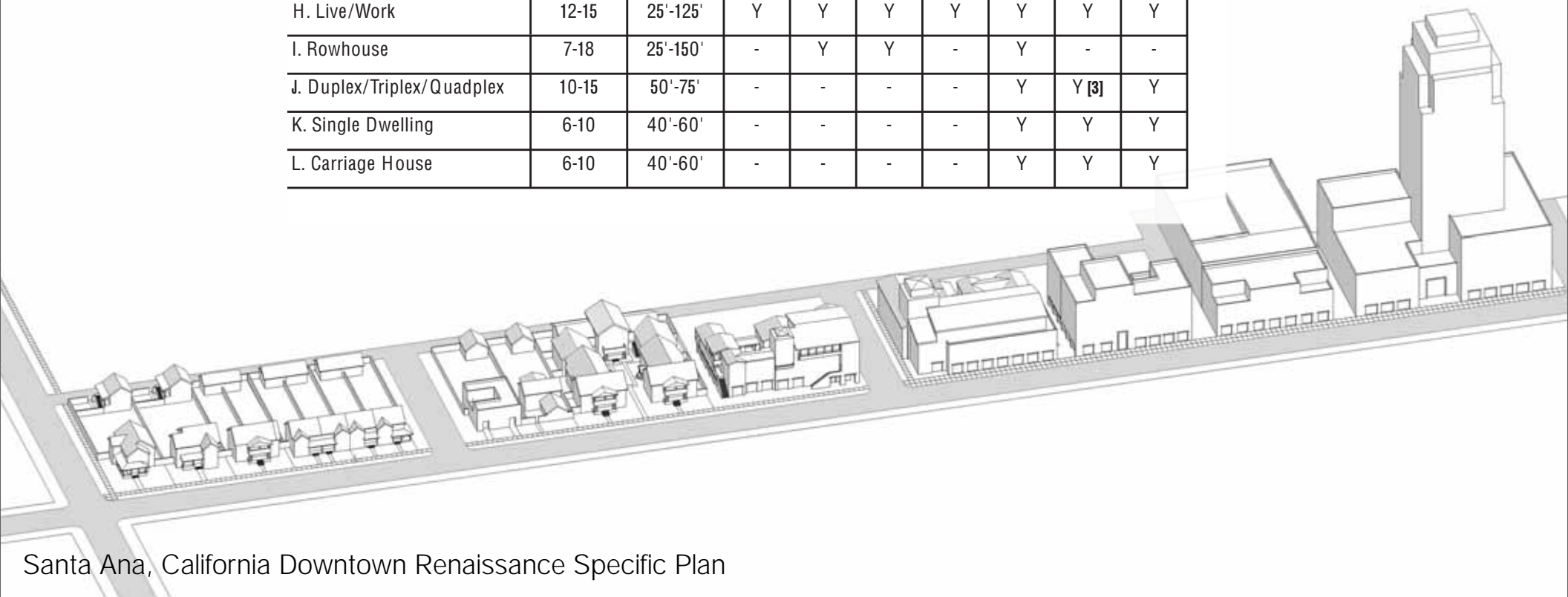
## TOPICS

Page	Chapter	
<b>4:1</b>	4.1	Applicability of Code, Administration, Organization
<b>4:5</b>	4.2	Regulating Plan and Zones
<b>4:9</b>	4.3	Use Standards
<b>4:11</b>	4.4	Urban Standards
<b>4:17</b>	4.5	Architectural Standards
<b>4:17</b>		4.5.1 Building Types
<b>4:31</b>		4.5.2 Frontage Types
<b>4:37</b>		4.5.3 Style, Massing, Proportions and Massing
<b>4:51</b>	4.6	Signage
<b>4:55</b>	4.7	Subdivision / Open Space Standards
<b>4:55</b>		4.7.1 Blocks and Streets
<b>4:57</b>		4.7.2 Plazas, Squares, Greens and Pocket Parks
<b>4:61</b>	4.8	Street and Network Standards
<b>4:61</b>		A. Street and Network Plan
<b>4:63</b>		B. Street Sections
<b>4:77</b>	4.9	Glossary

## T O P I C S

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Table 4.5-1									
Building Type	Density Range [1]	Lot Width [4]	Building Types Allowed by Zone [2]						
			min - max	RR	DT	UC	CDR	UN-2	UN-1
A. Tower-on-Podium	90 to 110	200'-400'	Y	-	-	-	-	-	-
B. Liner	45 - 50	125'-200'	Y	Y	Y	-	-	-	-
C. Hybrid Court	45 - 50	150'-250'	-	-	-	-	Y	-	-
D. Commercial Block	30 - 40	25'-200'	Y	Y	Y	Y	-	-	Y
E. Stacked Dwelling	40 - 50	125'-200'	Y	Y	Y	-	-	-	-
F. Courtyard Housing	20 -30	125'-250'	Y	Y	Y	-	Y	-	-
G. Industrial Shed	6-10	40'-75'	-	-	-	-	-	-	Y
H. Live/Work	12-15	25'-125'	Y	Y	Y	Y	Y	Y	Y
I. Rowhouse	7-18	25'-150'	-	Y	Y	-	Y	-	-
J. Duplex/Triplex/Quadplex	10-15	50'-75'	-	-	-	-	Y	Y [3]	Y
K. Single Dwelling	6-10	40'-60'	-	-	-	-	Y	Y	Y
L. Carriage House	6-10	40'-60'	-	-	-	-	Y	Y	Y



Santa Ana, California Downtown Renaissance Specific Plan

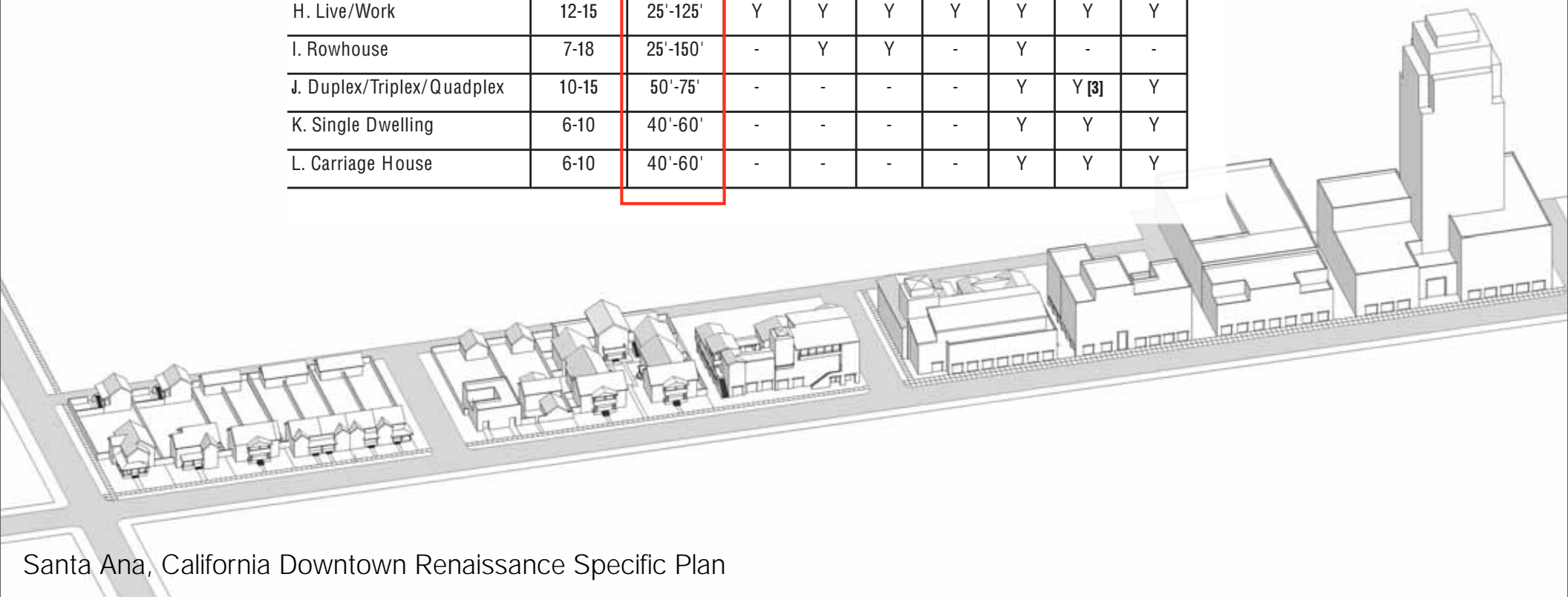
# Building Types and FBCs

Supplementary building type standards



**Table 4.5-1**

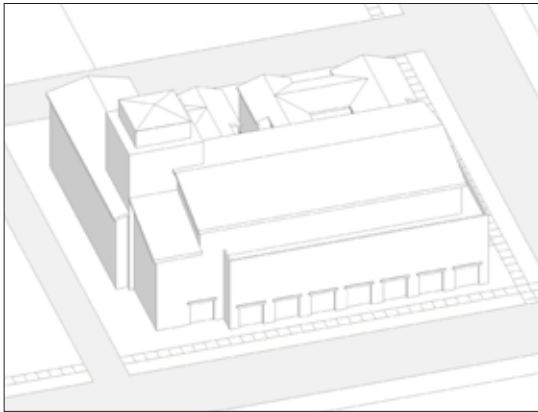
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			RR	DT	UC	CDR	UN-2	UN-1	R/I
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D. Commercial Block	30 - 40	25'-200'	Y	Y	Y	Y	-	-	Y
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H. Live/Work	12-15	25'-125'	Y	Y	Y	Y	Y	Y	Y
I. Rowhouse	7-18	25'-150'	-	Y	Y	-	Y	-	-
J. Duplex/Triplex/Quadplex	10-15	50'-75'	-	-	-	-	Y	Y [3]	Y
K. Single Dwelling	6-10	40'-60'	-	-	-	-	Y	Y	Y
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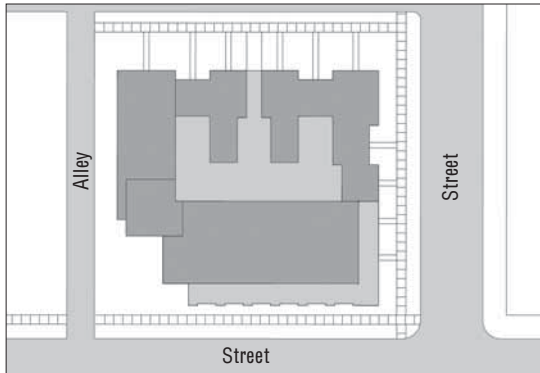
Santa Ana, California Downtown Renaissance Specific Plan

# Building Types and FBCs

Supplementary building type standards



Illustrative Axonometric Diagram



Illustrative Plan Diagram



Santa Ana, California Downtown Renaissance Specific Plan

**4.5.010 - Architectural Standards - Building Types**

**C. Hybrid Court:** A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences that combines a double-loaded corridor element of stacked dwellings with the courtyard housing type.  
 Unit Size Standards: Min: 850 sq ft (average 1200) Max: 1000 sq ft

**1: Lot Width/Frontage:** Minimum: 150 ft; maximum: 250 ft.

**2: Access Standards**

- (a) The main entrance to each ground floor storefront is directly from the street.
- (b) Entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
- (c) Interior circulation to each dwelling in the double-loaded corridor element is through a corridor. For other dwellings, it is through stairs serving up to dwellings.
- (d) Where an alley is present, parking may be accessed through the alley.
- (e) For corner lots without alley-access, parking is from the side street through the building.
- (f) Where an alley is not present, parking is accessed from the street through the building.
- (g) Elevator access should be provided between the garage, and each level of the building.

**3: Parking Standards**

- (a) Required parking is accommodated in an underground garage, surface parking, tuck under parking, or a combination of any of the above.
- (b) Dwellings have indirect access to their parking stall(s).
- (c) Parking entrances to subterranean garages and/ or driveways are located as close as possible to the side or rear of each lot.

**4: Service Standards**

- (a) Services (incl. all utility access, above ground equipment, trash) are located on alleys.
- (b) Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.

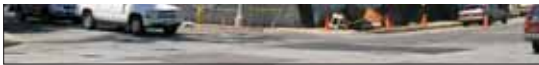
**5: Open Space Standards**

- (a) The primary shared open space is the rear yard designed as a courtyard and shall be an area equal to 15% of the lot. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide outdoor patios connected to ground floor commercial uses.
- (b) Minimum courtyard dimension shall be 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Courtyard proportions may not be less than 1:1 between its width and height for at least 2/3 of the court's perimeter).
- (c) In 40 foot wide courtyards, frontages and allowed architectural projections are permitted on two sides of the courtyard. They are permitted on one side of 30 foot wide courtyards.
- (d) Private patios may be provided at side yards and rear yards.

**6: Landscape Standards**

- (a) In the front yard, there is no landscape, but the streetscape.
- (b) At least one large tree planted directly in the ground shall be provided in the rear yard.
- (c) Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape.
- (d) Sideyard trees may be placed to create a particular sense of place.

**7: Frontage Standards**



Illustrative Photo: Hybrid Court



Illustrative Photo: Commercial Block with arcade



Illustrative Photo: Commercial Block with shopfronts

### 7: Frontage Standards

- (a) Entrance doors, public rooms, such as living rooms and dining rooms are oriented to the degree possible fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
- (b) The applicable frontage requirements apply per Chapter 4.5.020.
- (c) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to ground floor spaces are allowed. Shopfronts, arcades, galleries are preferred.

### 8: Building Size and Massing Standards

- (a) Height ratios for various commercial blocks are as follows:

Building Height (in Stories)	Ratio of each Story (see page 4:78 for definition)				
	1	2	3	4	5
2.0	100%	80%	-	-	-
2.5	100%	75%	40%	-	-
3.0	100%	75%	55%	10%	-
4.0	100%	100%	75%	35%	20%
4.5	100%	100%	85%	55%	45%

- (b) Each dwelling may have only one side exposed to the outdoors with direct access to at least a dooryard, patio, terrace or balcony.
- (c) Buildings may contain any of three types of dwellings: flats, town houses and lofts.
- (d) Dwellings may be as repetitive or unique as deemed by individual designs.
- (e) Buildings may be composed of one dominant volume.

### 9: Accessory Dwellings: Not Allowed

## 8: Building Size and Massing Standards

- (a) Height ratios for various commercial blocks are as follows:

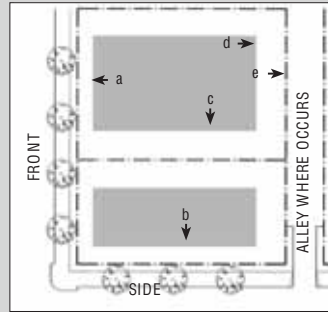
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3.0	100%	75%	55%	10%	-
4.0	100%	100%	75%	35%	20%
4.5	100%	100%	85%	55%	45%

## 4.4.040 - Urban Center (UC) Zone



### A. Intent and Character

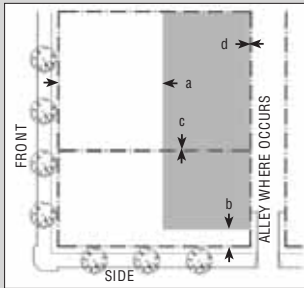
The UC zone is applied to areas surrounding the Downtown, and to other areas where mixed-use and multi-unit residential buildings create a pedestrian-oriented urban fabric. The zone provides for a variety of non-residential uses and a mix of housing types at medium intensities and densities. Besides accommodating community serving businesses, the UC zone may also serve the daily convenience shopping and service needs of nearby residents. Building types include mixed-use commercial blocks, stacked dwellings, live-work, rowhouses, and courtyard housing. The landscape style is urban, emphasizing shading street trees in sidewalk tree wells. Parking is accommodated on-street, and may also be in structures with liner buildings and underground in areas adjacent to the Downtown zone, and in surface lots away from street frontages where the UC zone is applied elsewhere.



### B. Building Placement

- Location of Building(s)
- Encroachments

- 1. Setbacks** (as measured from the property line)  
Buildings shall be placed within the shaded area as shown in the adjacent diagram.
  - (a) Front Setback: 5' min
  - (b) Side Street Setback: 5' min
  - (c) Sideyard Setback: 10' min
  - (d) Rear Setback: 10' min
  - (e) Alley Setback (accessory structures, equipment, etc): 3' min
- 2. Encroachments Allowed**
  - i. Awnings, galleries, balconies, bay windows, and signs must provide min. 8 ft vertical clearance.
  - ii. Outdoor dining, encroachments per approval of P&B and PWA Directors

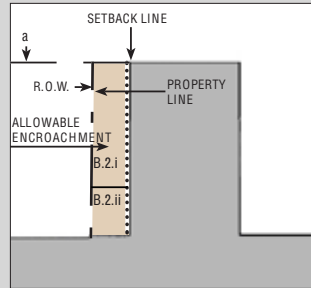


### C. Parking

- Location of Parking
- Parking Requirements

- 1. Parking Placement**
  - (a) Front setback: 50% of lot depth; subterranean: 5' min
  - (b) Side street setback: 5' min; subterranean: 5' min
  - (c) Side yard setback: 5' min; subterranean: 5' min
  - (d) Rear setback: 5' min; subterranean: 5' min
- 2. Parking Access**
  - (a) Vehicular access is permitted only from the alley or side streets.
- 3. Parking Requirements**
  - (a) Residential: min 2 spaces; guest: 0.15
  - (b) Live-Work: min 2 spaces; guest: 0.15
  - (c) Non-Residential: 1 space per 300 sq ft

Parking Calculations: all fractions shall be rounded up to next whole number.



### D. Building Profile and Type

- Building Types
- Height
- Frontage Requirements
- Encroachments

- 1. Building Height** [\*]
  - (a) Minimum: 2 stories; maximum: 4.5 stories
- 2. Building Types Allowed** (See Chapter 4.5.010 for definitions and design standards)
  - (a) Rowhouse, Live-Work, Courtyard Housing, Stacked Dwelling, Commercial Block, Liner
- 3. Frontage Types Allowed** (See Section 4.5.020 for definitions and design standards)
  - (a) Frontyard/Porch, Stoop, Forecourt, Shopfront

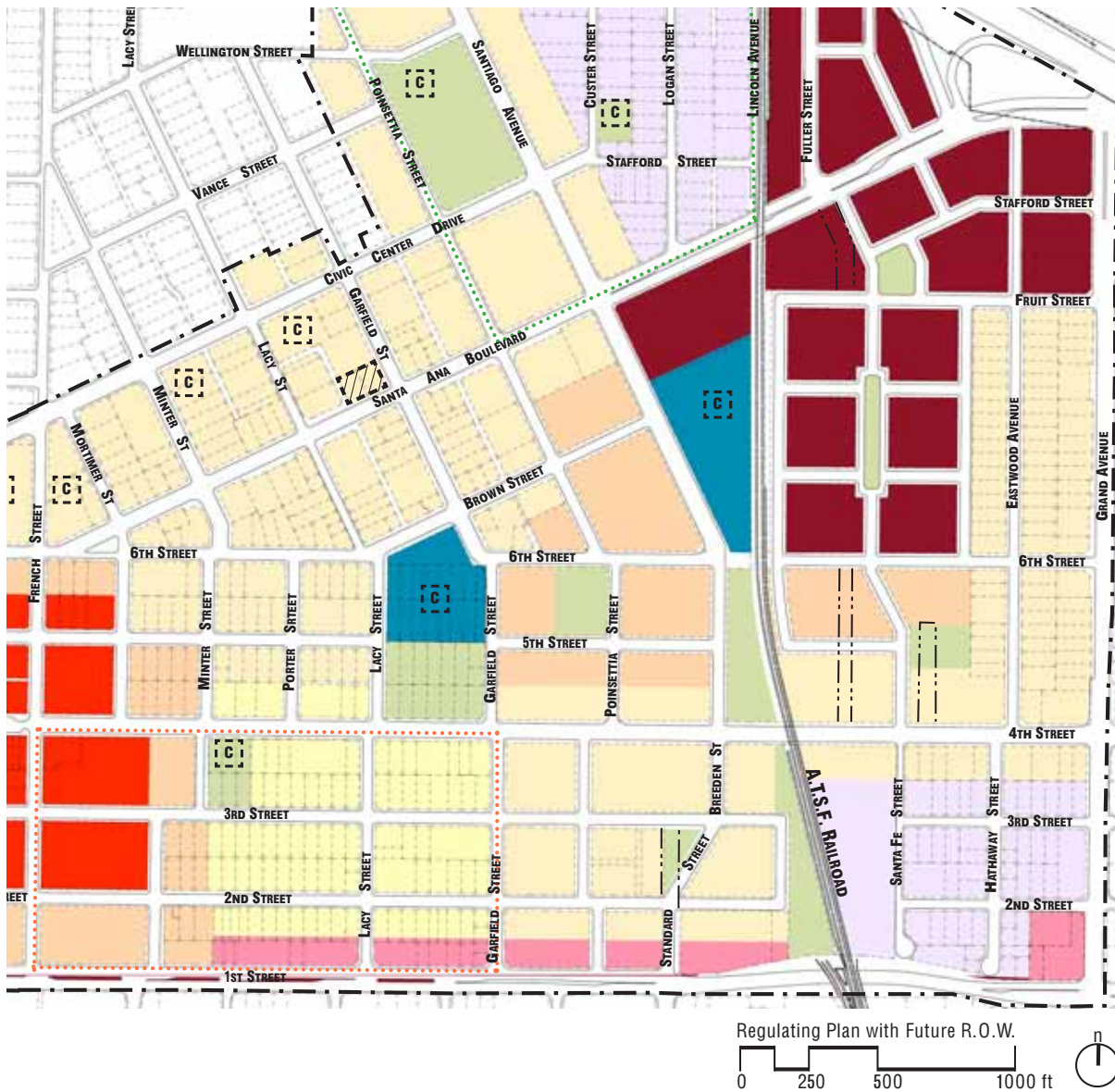
[\*] see "Story" definition (page 4:78)

Santa Ana, California Downtown Renaissance Specific Plan

# Building Types and FBCs

Supplementary building type standards





**key**

- Rail Station (RR)
- Government Center (GCD) [1]
- Institutional (I) [1]
- Downtown (DT)
- Urban Center (UC)
- Corridor (CDR)
- Urban Neighborhood 2 (UN-2)
- Urban Neighborhood 1 (UN-1)
- Residential/Industrial (R/I)
- Open Space (OS)

Note: The rights-of-way (streets and open spaces) are shown as ultimately intended to accomplish the Specific Plan objectives. Where property ownership or other such factors affect the realization of the above diagram, the diagram is to be followed using the provisions of the Code and the intent of the plan as described in Chapter 2 of this Specific Plan.

Santa Ana, California Downtown Renaissance Specific Plan

# Building Types and FBCs

Supplementary building type standards



# Building Types as the Organizing Principle

Downtown Blue Springs, Missouri FBC  
180° Design Studio



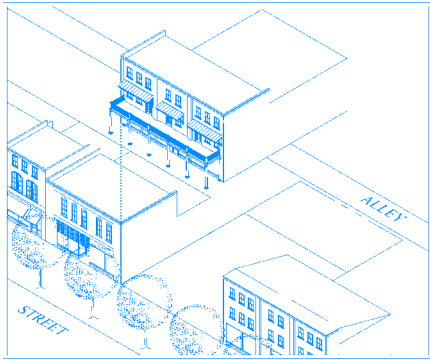
# Building Type Matrix

Key: (numbers indicate T zone. CS refers to Civic Space Zone)

■ Allowed     
 ▼ Allowed By Conditional Use     
 ● Not Allowed

<p><b>I - Mixed-Use Building</b></p>  <p style="text-align: right;">■ ▼ ●</p>	<p><b>II - Live/Work Building</b></p>  <p style="text-align: right;">■ ▼ ▼</p>	<p><b>III - Small Civic Building</b></p>  <p style="text-align: right;">■ ■ ▼ ●</p>
<p><b>IV - Small Commercial Building</b></p>  <p style="text-align: right;">▼ ● ●</p>	<p><b>V - Apartment Building</b></p>  <p style="text-align: right;">■ ■ ●</p>	<p><b>VI - Rowhouse</b></p>  <p style="text-align: right;">■ ■ ●</p>
<p><b>VII - Flat over Flat</b></p>  <p style="text-align: right;">● ■ ▼</p>	<p><b>VIII - Paired House</b></p>  <p style="text-align: right;">● ■ ▼</p>	<p><b>IX - Tandem House</b></p>  <p style="text-align: right;">● ■ ▼</p>
<p><b>X - Single Family Detached House</b></p>  <p style="text-align: right;">● ■ ■</p>	<p><b>XI - Accessory Unit</b></p>  <p style="text-align: right;">■ ■ ■</p>	<p><b>C - Prominent Civic Building</b></p>  <p style="text-align: right;">▼ ▼ ▼</p>

## Type I: Mixed-Use Building



### Definition:

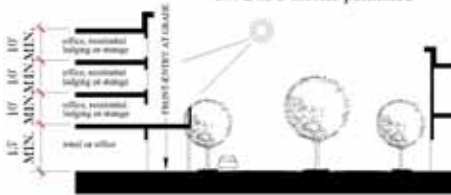
A structure with a vertical mixture of uses. The upper floors may be used for office, residential, lodging or storage and the ground floor (lot frontage at the street level) may be used for retail or office uses.

### Transect Zones:

- T5: Allowed
- T4: Allowed by Conditional Use
- T3: Not Allowed

### Allowable Height

T5: 2 to 5 stories permitted  
T4: 2 to 3 stories permitted



### Additional Standards

#### Lot Size/Area

- T4: Minimum 16 feet lot width
- T5: No minimum lot size. Lot frontages are limited to no more than sixty (60) feet in width.

#### Off-Street Parking (also refer to Shared Parking Standard)

- T4: One space/dwelling unit or lodging bedroom; 2 spaces/1,000 SF for office or retail.
- T5: One space/dwelling unit or lodging bedroom; 2 spaces/1,000 SF for office or retail.

#### Function Intensity

- T4: Restricted to block corner locations, and by the parking requirement. Lodging bedrooms are restricted to no more than 12.

### Allowable Frontages

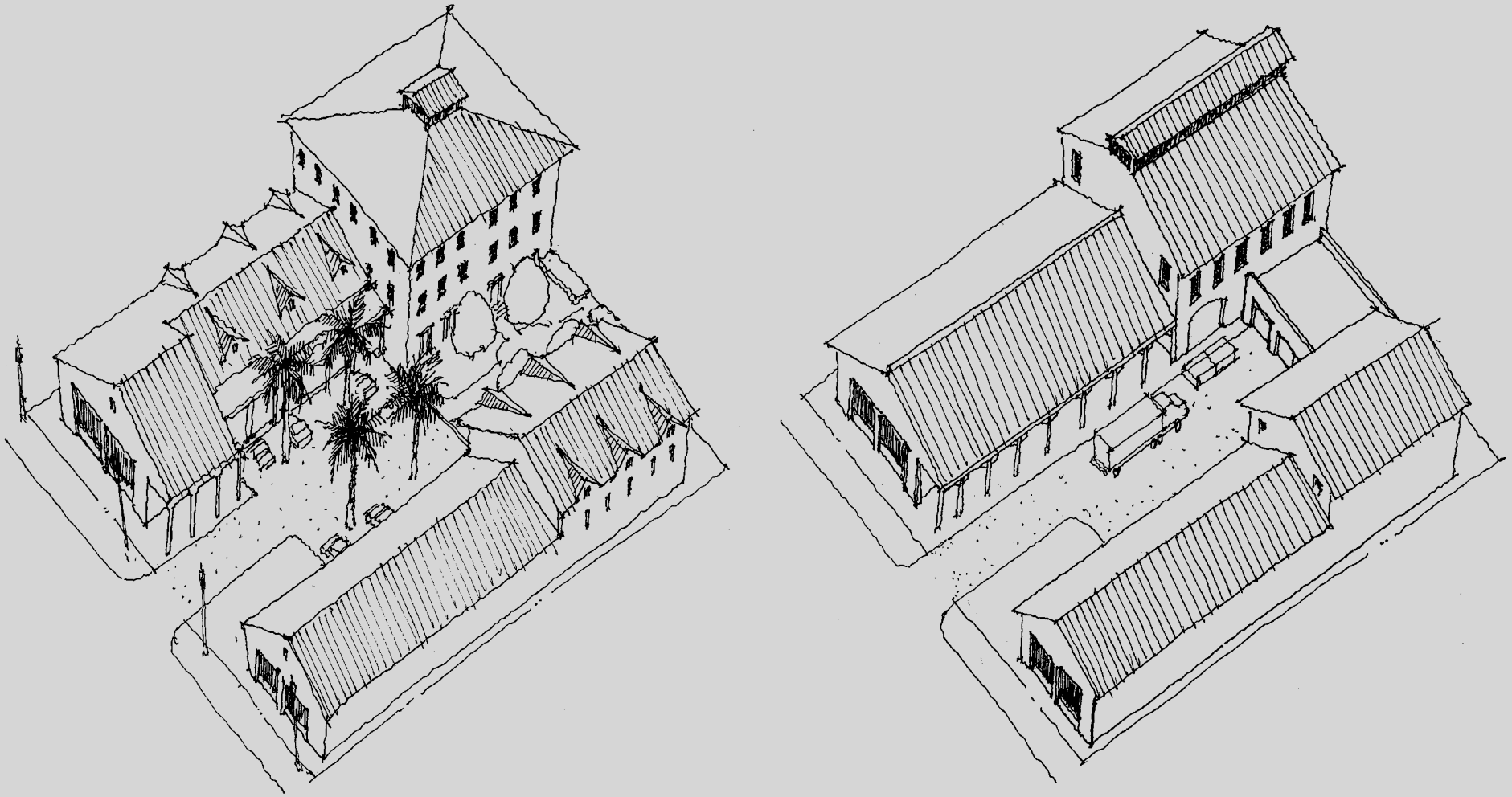
# Final Notes

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1. Unique building types
2. Other thoughts



# Developing Unique Building Types

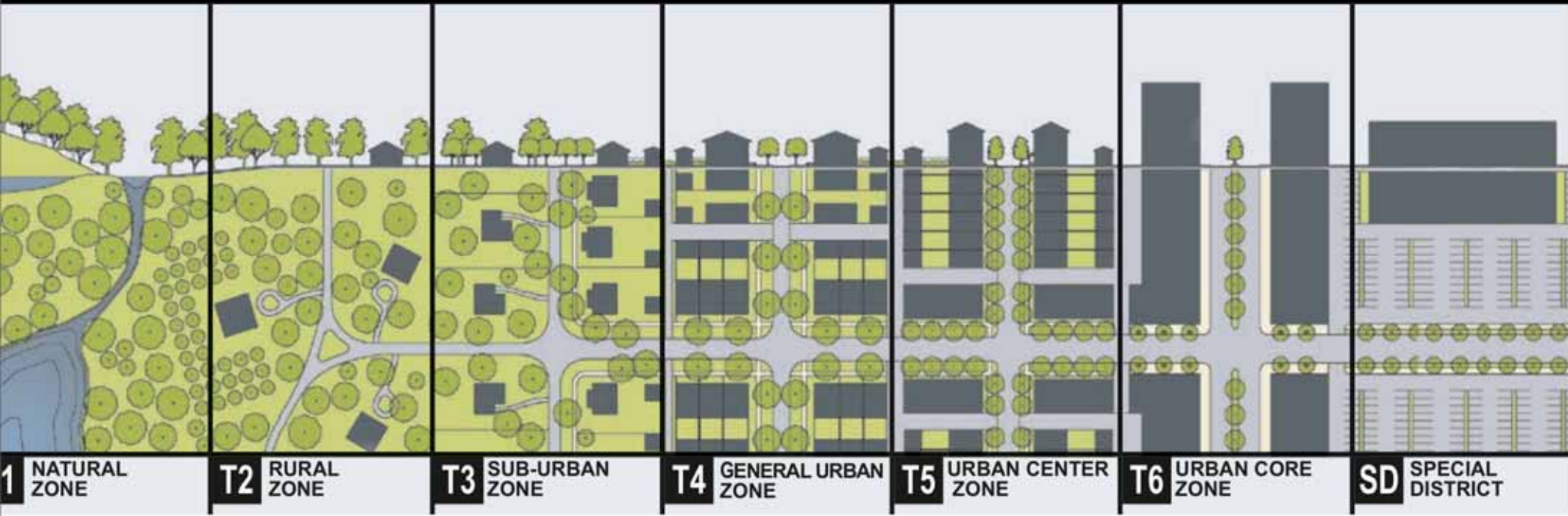


Work-Live Building Type: Arsenal Specific Plan, Benicia, California



What did not quite make the book

**We need to figure out how to regulate the middle!**



# We need to figure out how to regulate the middle!





# Form-Based Codes Resources

Book Available in mid to late March 2008 from John Wiley and Sons but you can pre-purchase now

Save 15% if you purchase it at [www.opticosdesign.com](http://www.opticosdesign.com)

Resources:

[FBCI](#)

[FBCI Courses: 101, 201, and 301 levels](#)

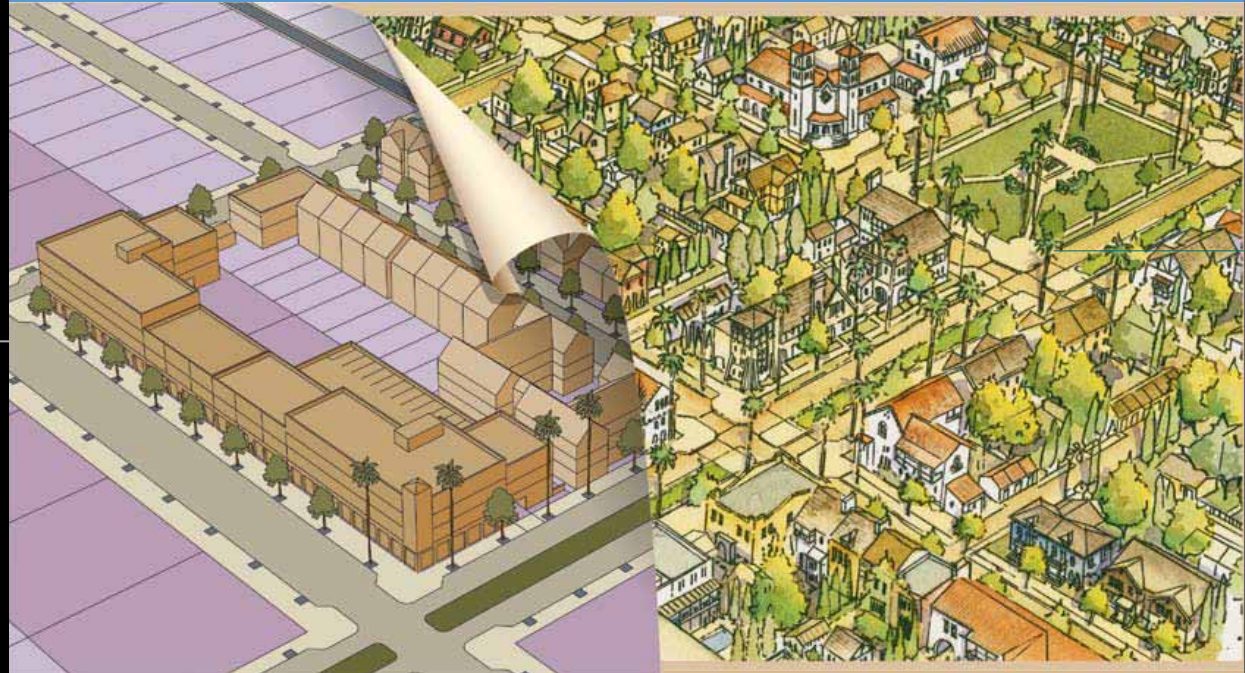
[www.formbasedcodes.org](http://www.formbasedcodes.org)

Opticos

[www.opticosdesign.com](http://www.opticosdesign.com)

[Smartcodecentral.com](http://Smartcodecentral.com)

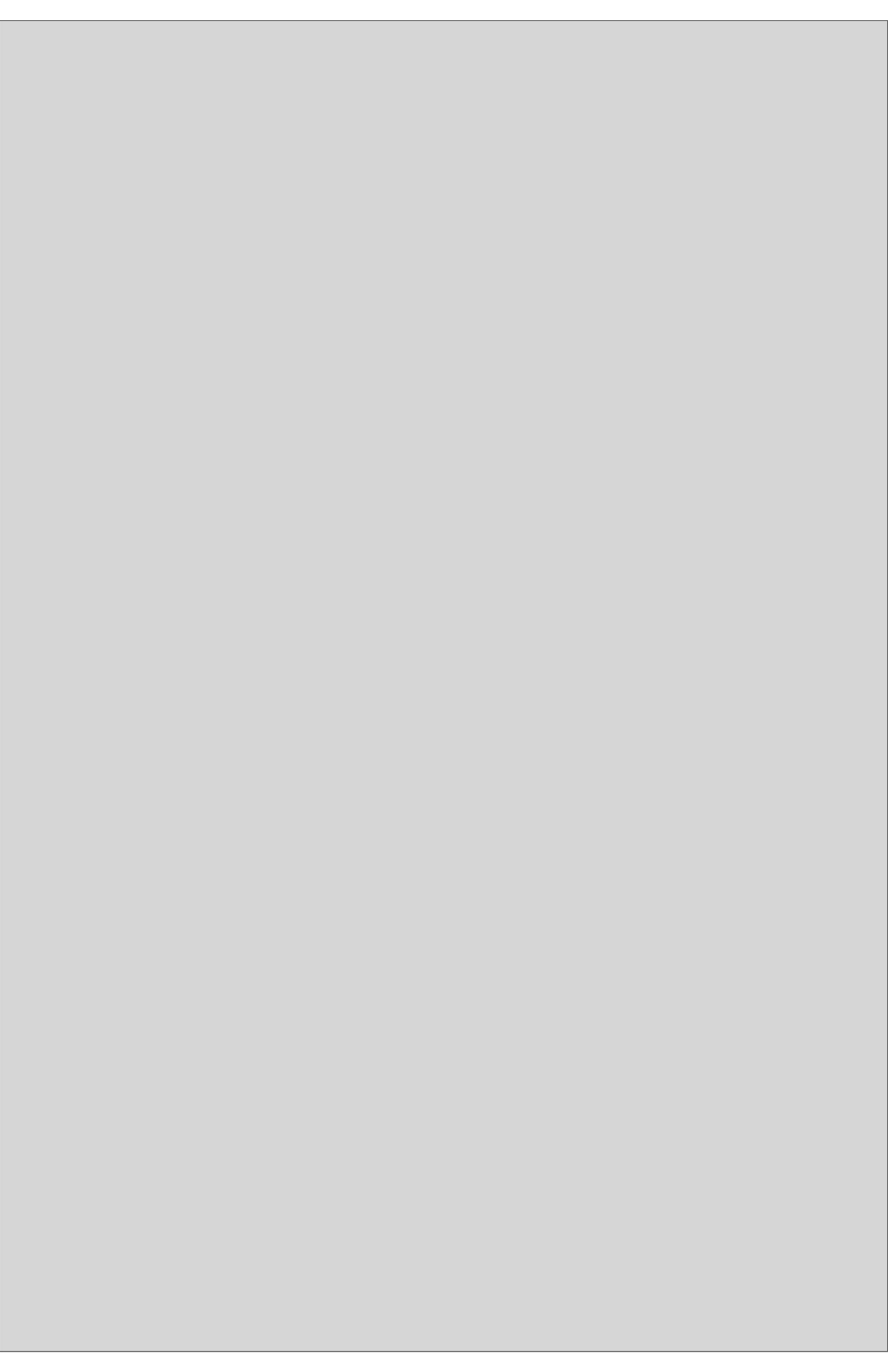
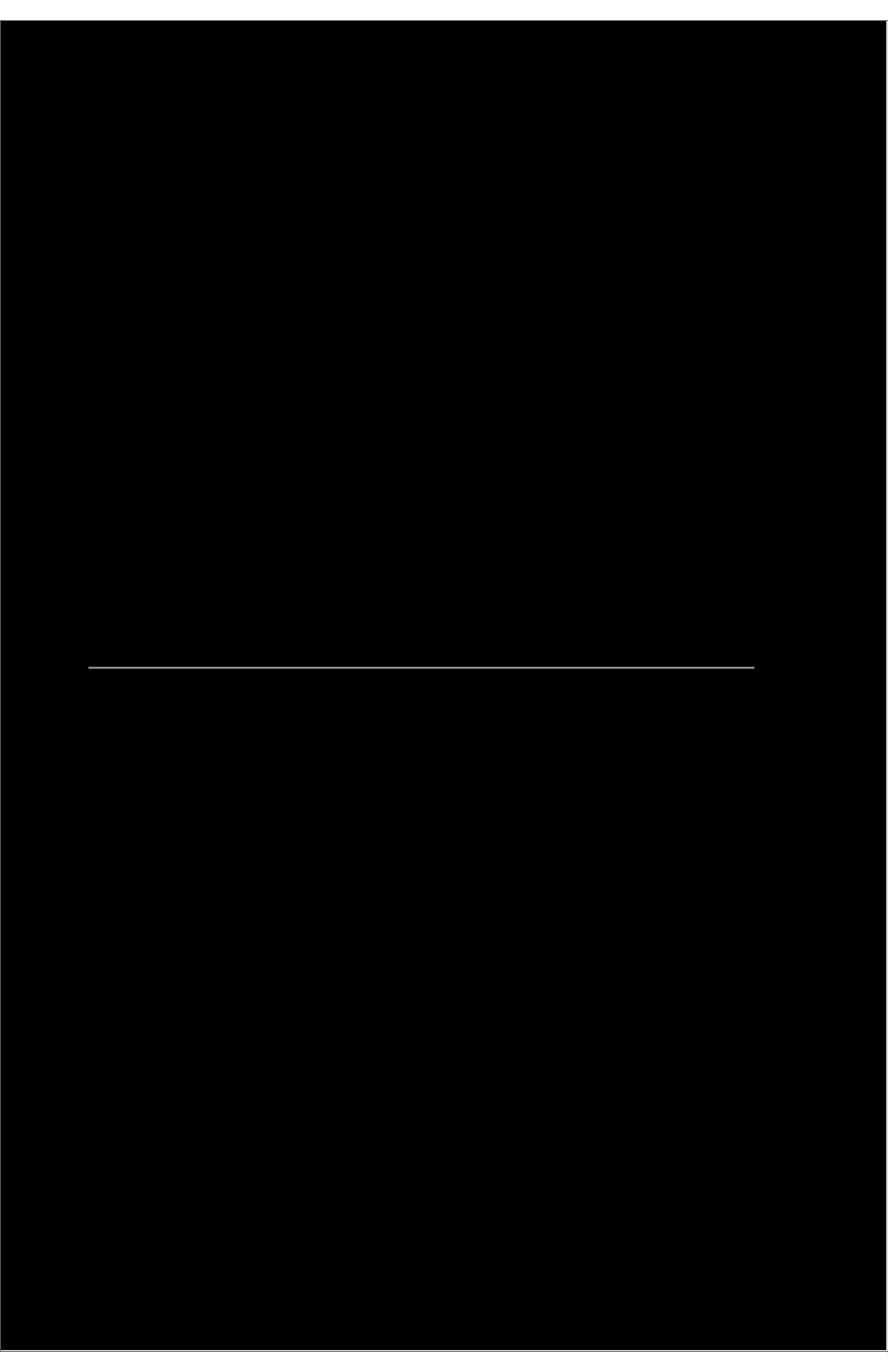
# Form-Based Codes



A Guide for Planners, Urban Designers,  
Municipalities, and Developers

Daniel G. Parolek, AIA • Karen Parolek • Paul C. Crawford, FAICP

Forewords by Elizabeth Plater-Zyberk and Stefanos Polyzoides



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