

FORM-BASED CODE EXPLAINED

Shaping a Better Fairview!



Current Title 21 of Municipal Code

- Emphasis on the Automobile and mobility depends on having a vehicle. Best for suburban parts of town.
- Very little concern about community character or historic context.
- Strictly separates land uses. Creates strip malls, office parks, housing complexes and uniformity in neighborhoods.
- Very few opportunities for people to interact with one another. Weakens social capital.
- Expensive to operate and maintain in a Winter City because everything is spread out.
- Requires significant land to be set aside for movement and storage of vehicles. Reduces property tax base.
- Regulating land use requires a complex code that is difficult to understand, burdensome for developers and raises the costs of development.
- Focus on the individual site - little emphasis on relationship to public realm of the street right-of-way.
- Streets are designed primarily for vehicles with minimal attention to people or bicyclists.

Proposed Fairview Form-Based Code

- Emphasis on People and mobility does not require a vehicle. Best for more urban parts of town.
- Strengthens neighborhood diversity where people can live, work, and play without lengthy trips
- Encourages traditional mixed-use communities such as a Main Street with retail on ground floor, small office and/or housing above.
- Many opportunities for people to meet and chat. Strengthens social capital.
- More cost-effective to operate and maintain in a Winter City because of lower costs per person served.
- Makes more efficient use of land. Optimizes the property tax base.
- Regulating form requires a simpler visually orienting code that is easy to understand, allows for innovation and creativity by developers and lowers the cost of development.
- Emphasis on how buildings relate to the public realm of the streetscape.
- Streets are designed to give all users equal consideration.