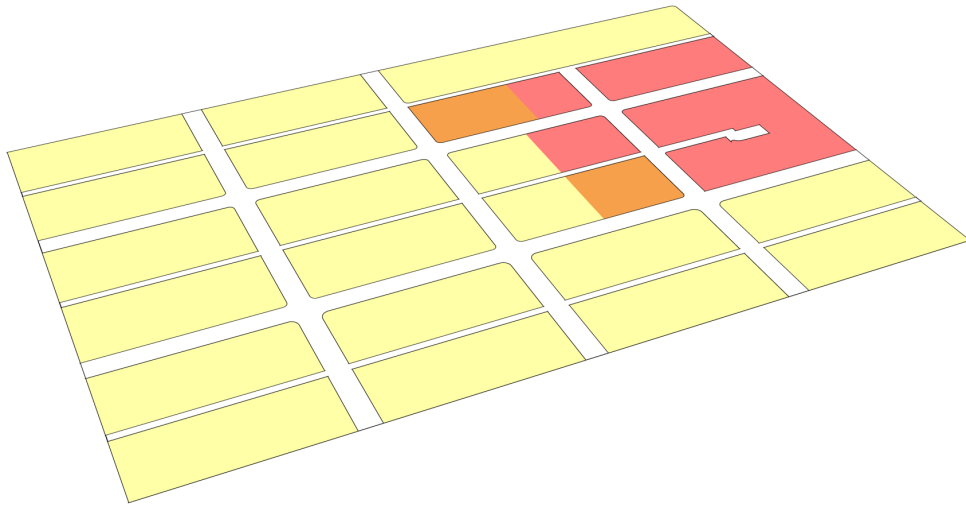


Place Types & Form-Based Codes



How Innovative Zoning Can Make DC a More Livable and Equitable City

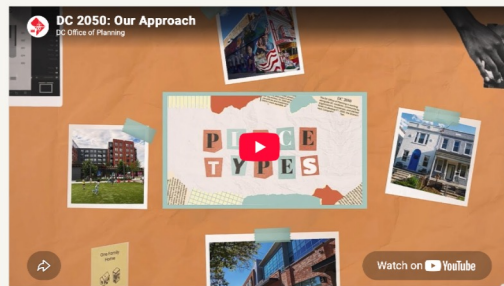
Webinar| July 15, 2026

Peter J. Park
City Planning and Design

Place Types & Form-Based Codes

What are "Place Types"?

Resource: The video below provides an introduction to place types.



Place types are an updated approach to land use policy that makes it easier to understand how a property can be used. Each place type includes policy guidance for a range of topics including use, building form, street connectivity, and public spaces.

Place types:

- **...center people and outcomes** by making it easier for stakeholders to understand how their community may change with outcome-focused policies to address their needs and priorities;
- **...increase user-friendliness** by clarifying the policies that apply to each property, which will help residents, developers, and other stakeholders understand how new buildings will be designed and connected to the transportation system; and
- **...advance equitable growth** by providing consistent policies across every neighborhood that connect housing opportunities with jobs, amenities, and transit to address disparities in access.



DC 2050 Complete Community Workshop
at Ron Brown High School, 5/31/25

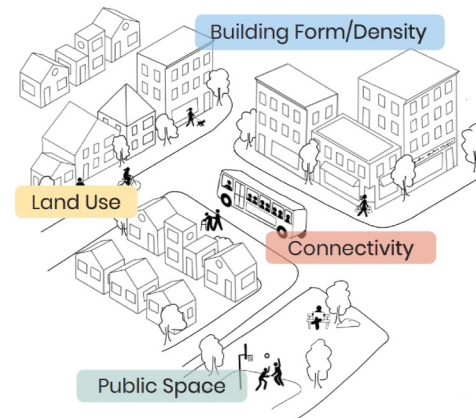


In Phase 2, OP will engage residents and other stakeholders whose input will inform how we map future land uses in the District to accommodate growth. This **future land use map** will be developed using **place types**.

Key Terms

Place Types are an updated approach to land use policy that will make it easier to understand how a property can be used. Each place type includes policy guidance for a range of topics including land use, building form, street connectivity, and public spaces.

A **future land use map** shows where different uses (e.g., residential, commercial, open space) are recommended. The map designates the types of future development allowed in each area of the city and guides the District's zoning.



Place Type Approaches

For Planning

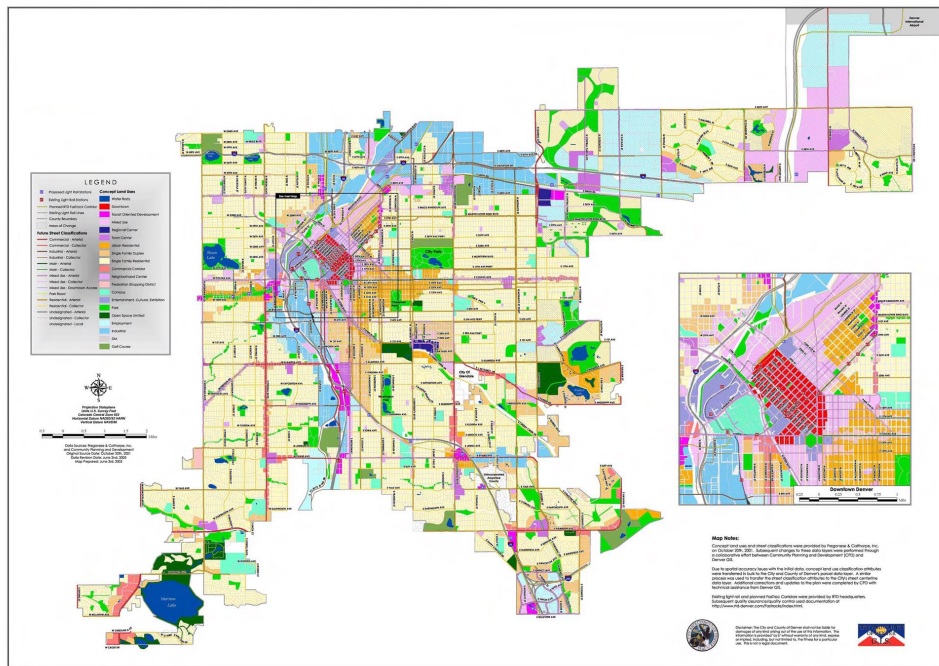
1. **Clarity:** Pictures tell a thousand words
2. **Accessible:** informative, meaningful, and fun (vs just land use and density)
3. **Building Trust :** People see that you see where they are coming from and where they want to be

For Form-Based Coding

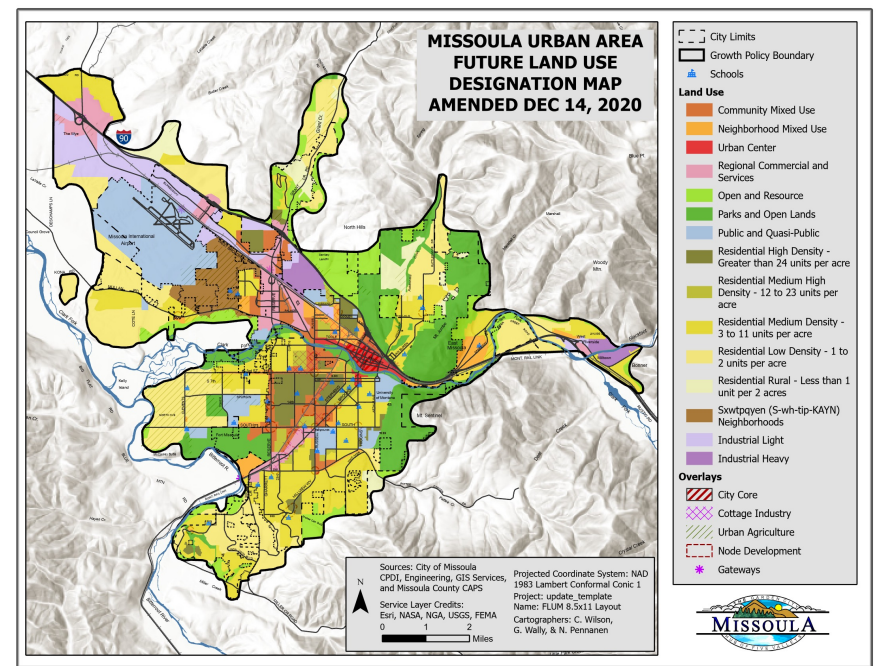
1. **Clarity:** Pictures tell a thousand words
2. **Accessible:** informative, meaningful, and fun (vs just land use and density)
3. **Building Trust :** People see that you see where they are coming from and where they want to be

Typical Future Land Use Map (FLUM)

Blueprint Denver



Our Missoula



Evolving Land Use Descriptions

LAND USE RECOMMENDATIONS

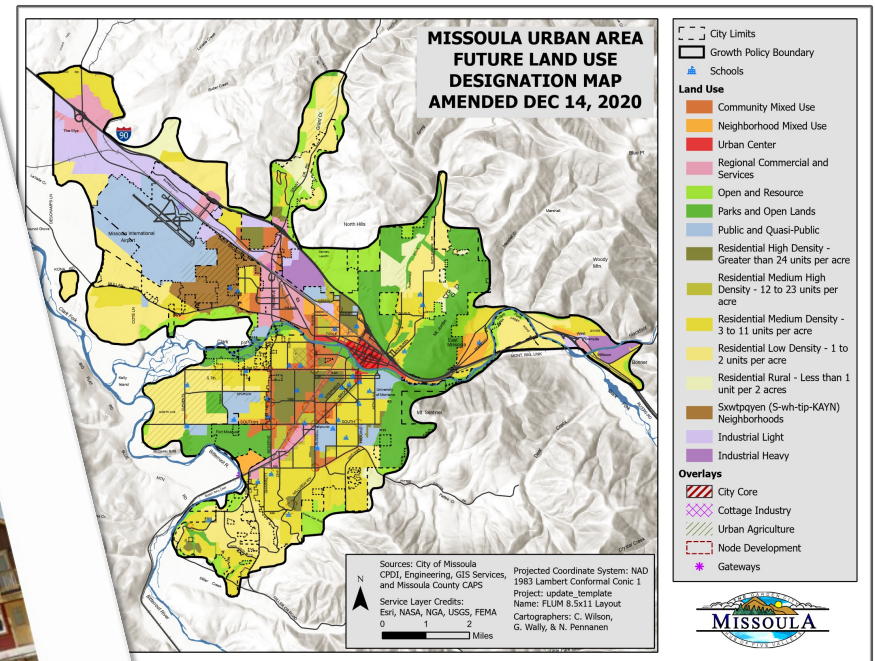
Auxiliary uses are supported and even encouraged within urban residential land use designated areas. Using gross acres, approximately 30% of the area is available for auxiliary uses such as streets, schools, neighborhood parks, fire stations, other public facilities, small scale neighborhood commercial services, and churches not specifically shown on the Land Use Map. Such auxiliary uses shall be allowed within residential designations if compatible with neighborhood plans, zoning ordinances, and if development is in keeping with the character of the neighborhood. Design guidelines should be developed to address, at a minimum, the appropriate scale, setbacks, parking, and efficient access in such a way that the primary residential area is not impacted by the use.

Residential Medium: This designation is for residential building types ranging in density from 3 dwelling units per acre to 11 dwelling units per acre. It is intended to fit with many already established residential neighborhoods and acknowledge the single dwelling residential building type as the primary use with the potential for accessory dwellings as well.

Residential Medium-High: This designation is for residential building types ranging in density from 12 dwelling units per acre to 23 dwelling units per acre. The use is identified for areas close to the core of the community and where city services and infrastructure are readily available but the pattern of existing development is less intense than primary multi-dwelling buildings. The area also functions as a transition between medium density and core uses such as mixed-use and regional commercial and service uses. Structures may be a range of small-lot single dwelling, attached dwellings, townhouses, and three to four -plex

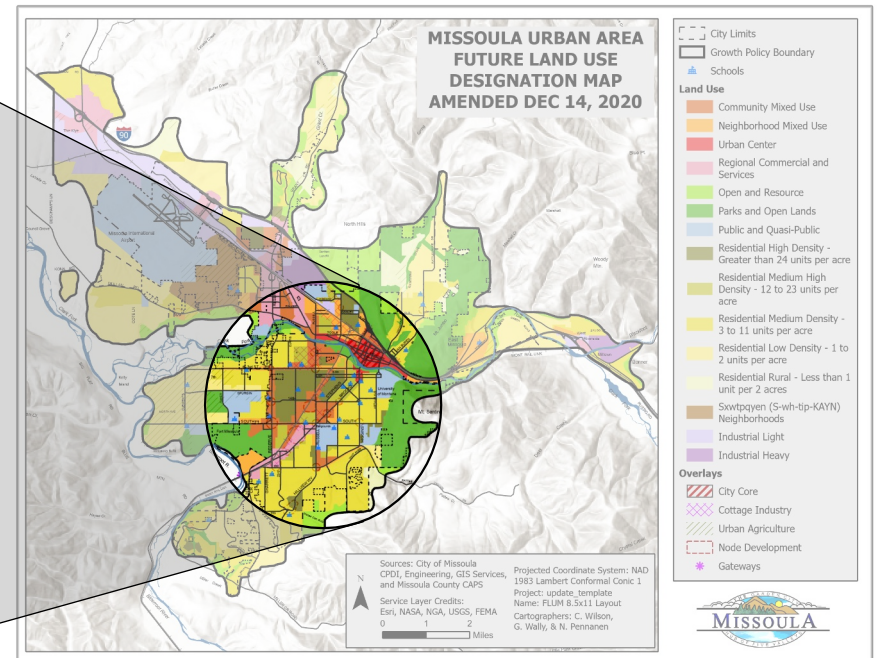


Our Missoula

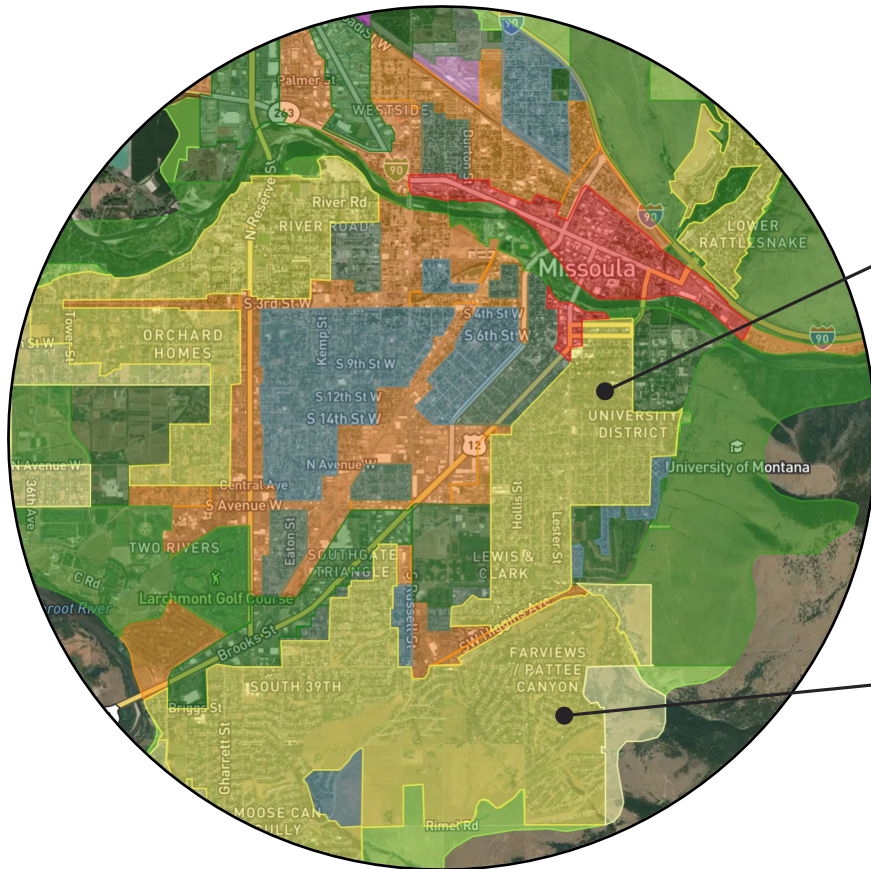


Land Use Designations and Context

Residential Medium



Same Land Use, Different Contexts



Urban



Suburban



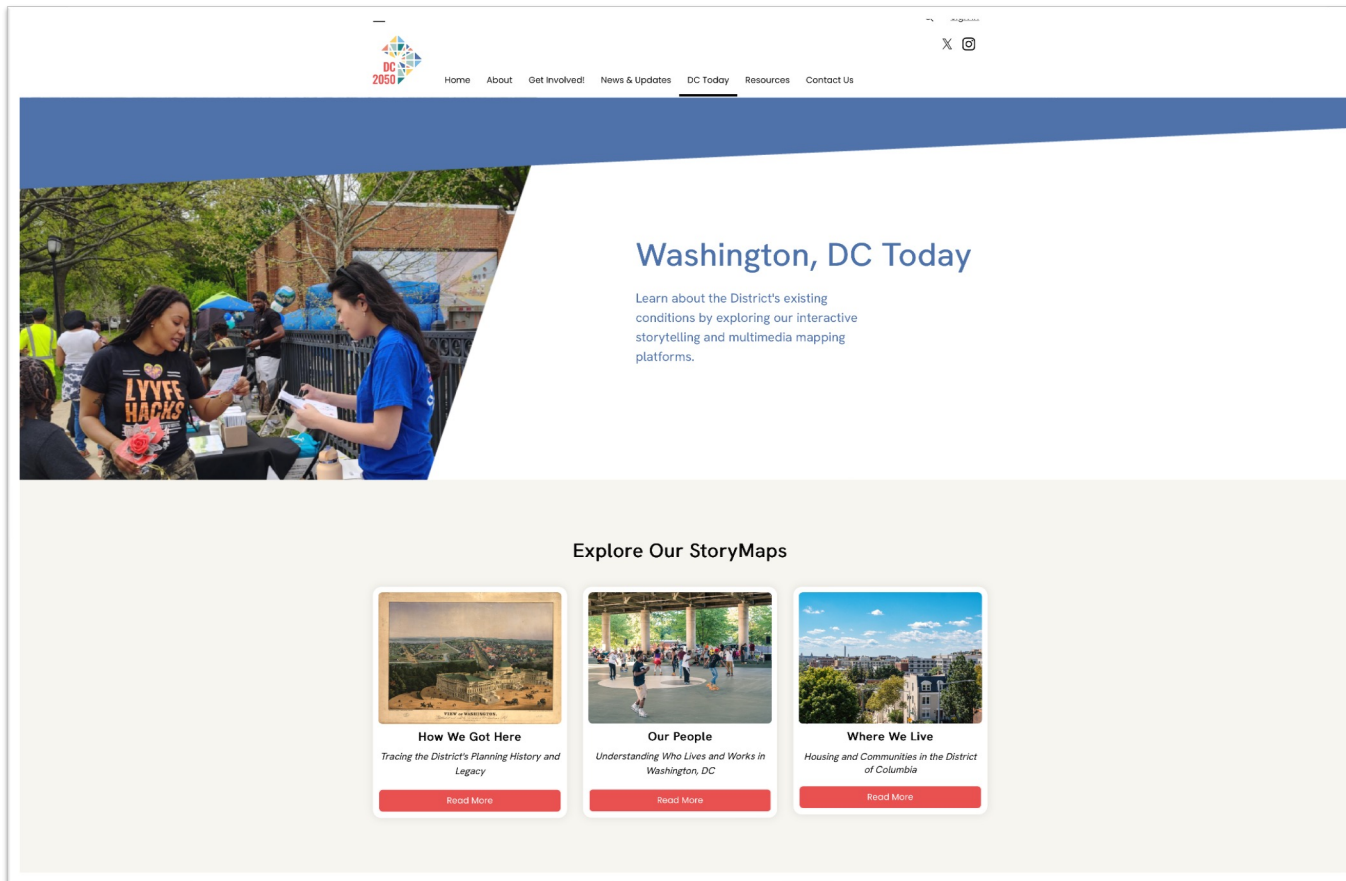
Context Matters

We Analyze the **Past**

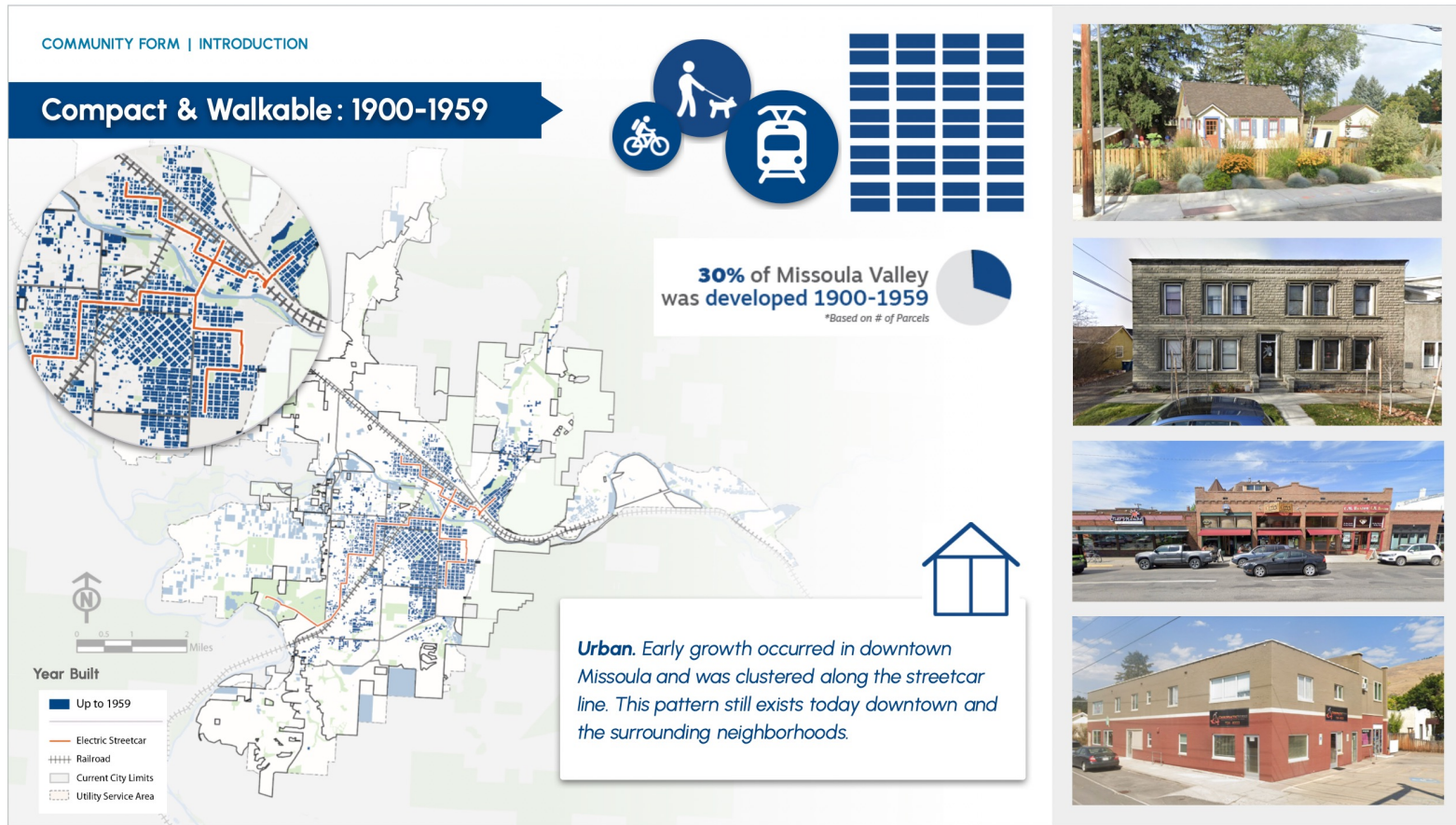
To Understand and Explain the **Present**

To better Inform and Shape the **Future**

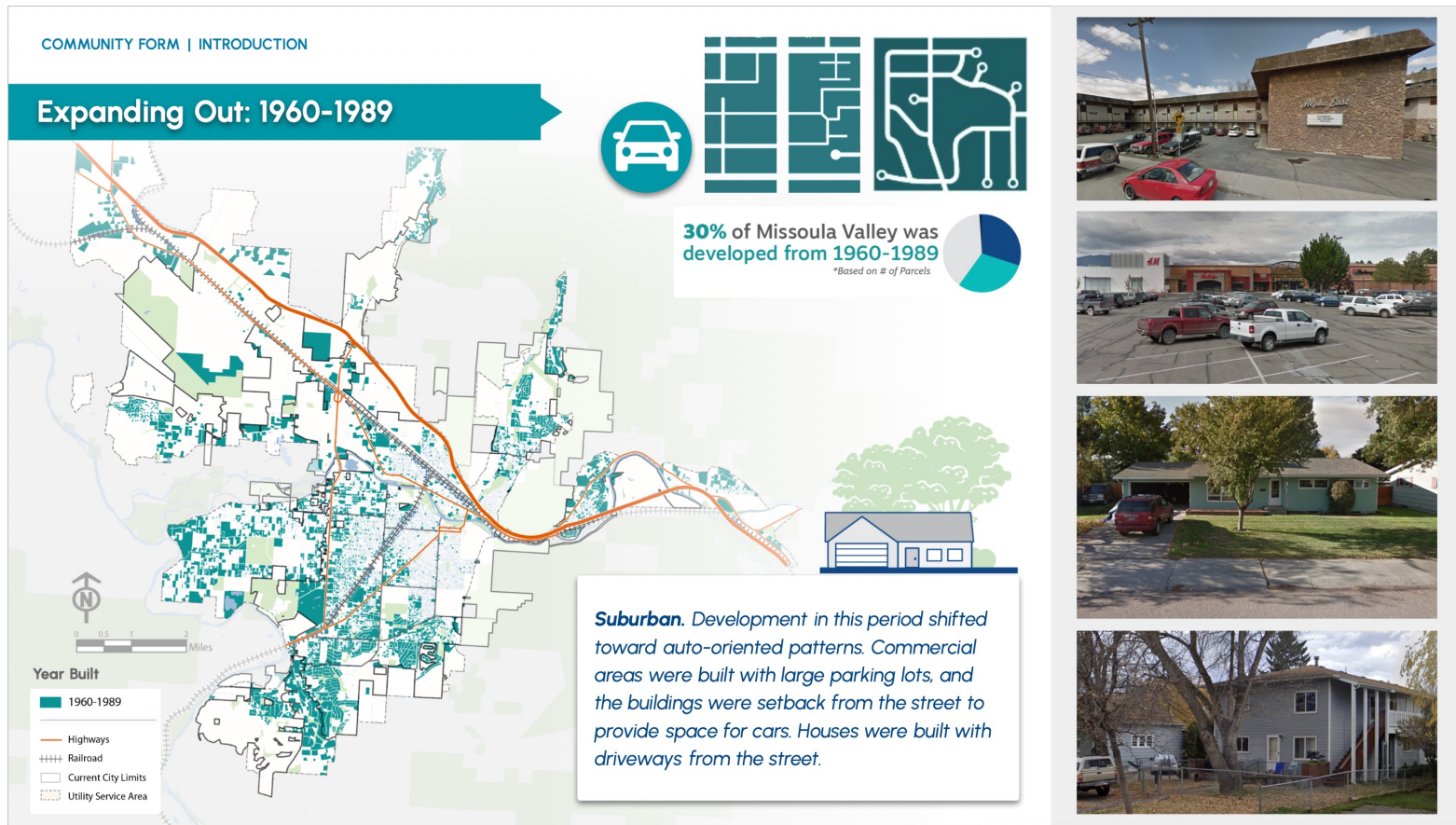
Context Matters



Context Matters



Context Matters



Context Matters



Context Matters

COMMUNITY FORM | INTRODUCTION

Development Patterns

PRE 1900

1900-1959

1960-1989

1990-Present

Early Urbanization

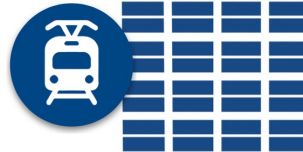
Compact & Walkable

Expanding Out

Managing Growth



< 1% of Missoula Valley
developed prior to 1900
*Based on # of Parcels



30% of Missoula Valley
was developed 1900-1959
*Based on # of Parcels



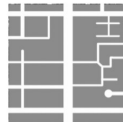
30% of Missoula Valley was
developed from 1960-1989
*Based on # of Parcels



39% of Missoula Valley
developed 1990-present
*Based on # of Parcels



Rural



Neighborhoods
& Corridors



Multinodal

Place Type Components

LAND USE

+

FORM

+

MOBILITY

+

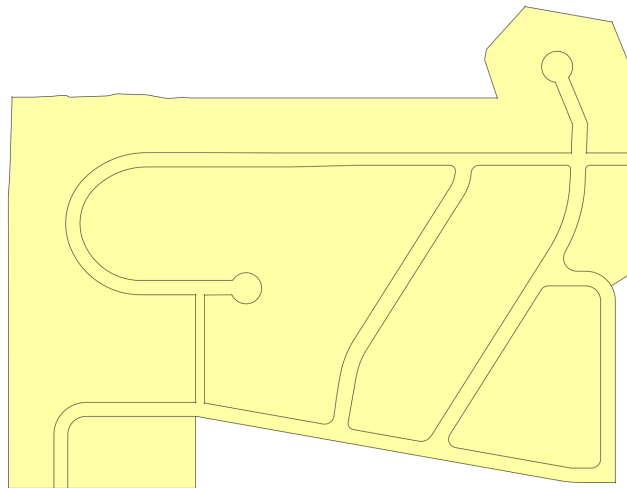
INTENSITY

=

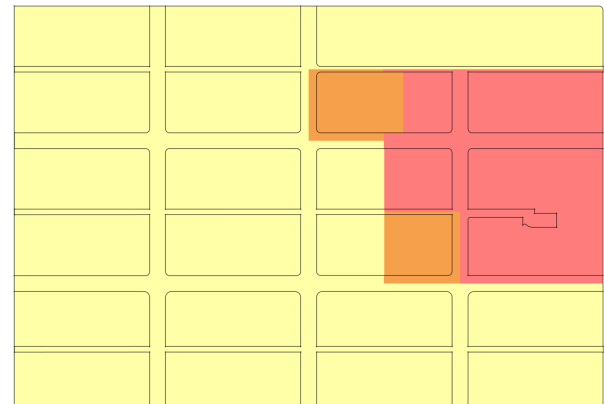
PLACE TYPE

LAND USE

SUBURBAN



URBAN



 Low Residential

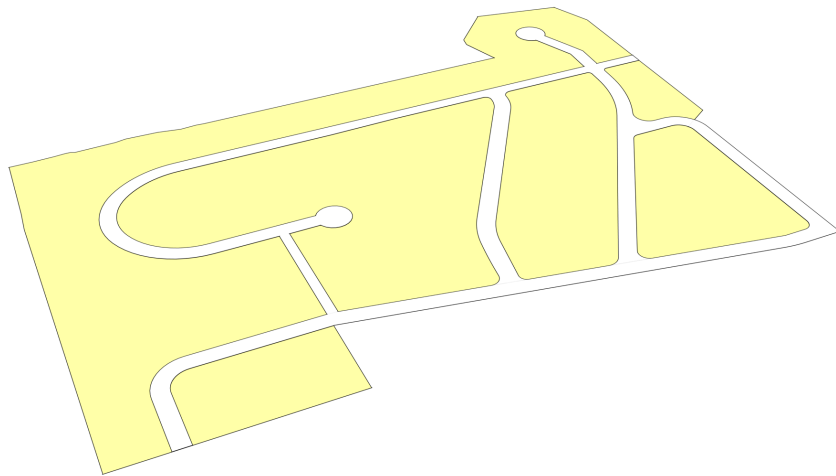
 Medium Residential

 Neighborhood Mixed Use

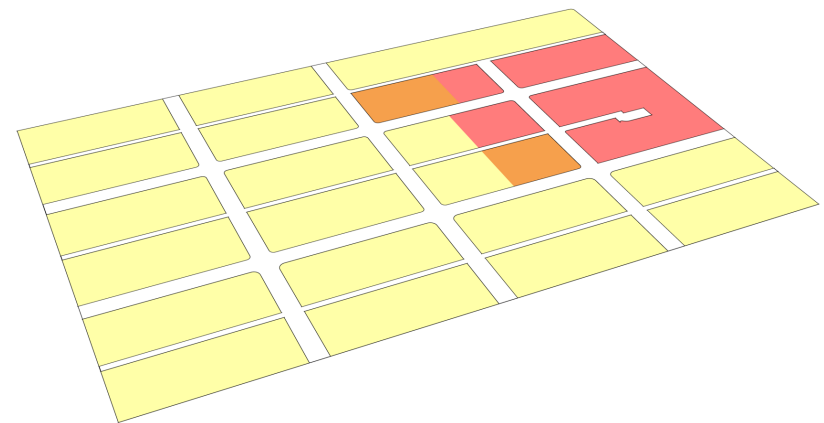
Graphics by: Metta Urban Design

FORM: Blocks, Streets, Alleys, and Trails

SUBURBAN (AUTO ORIENTED)



URBAN (PEDESTRIAN ORIENTED)



 Low Residential

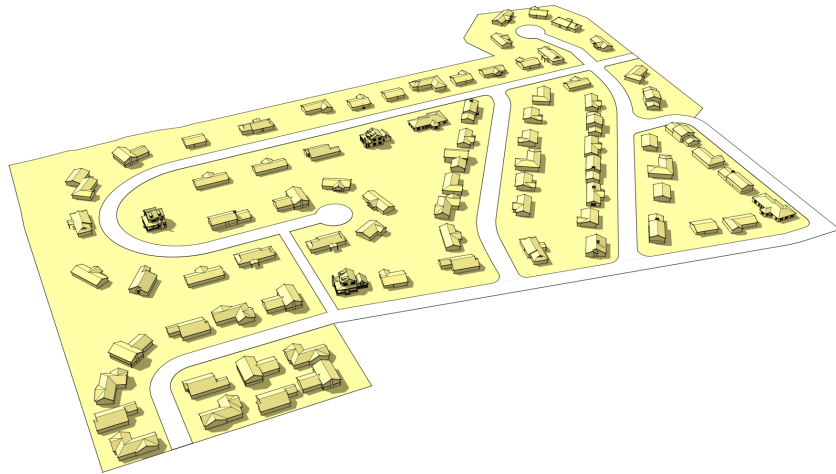
 Medium Residential

 Neighborhood Mixed Use

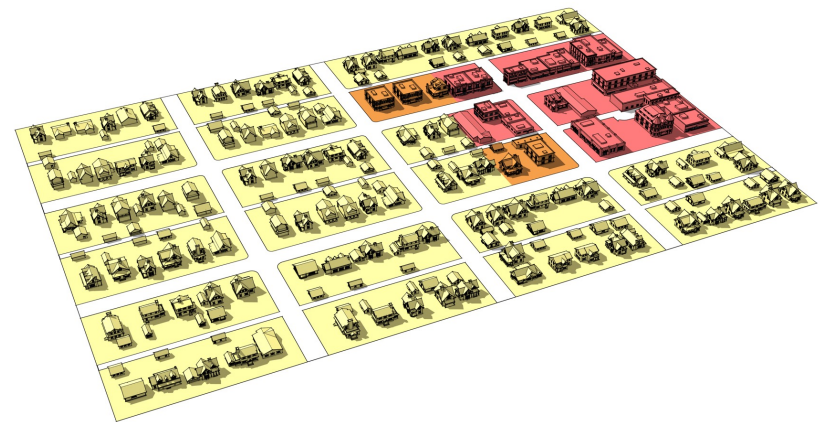
Graphics by: Metta Urban Design

FORM: Buildings

SUBURBAN (AUTO ORIENTED)



URBAN (PEDESTRIAN ORIENTED)

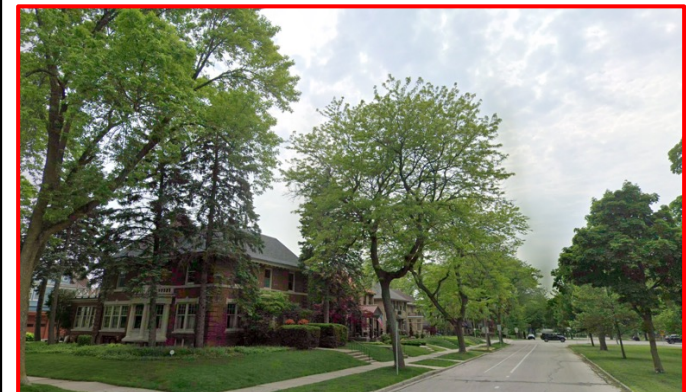


 Low Residential

 Medium Residential

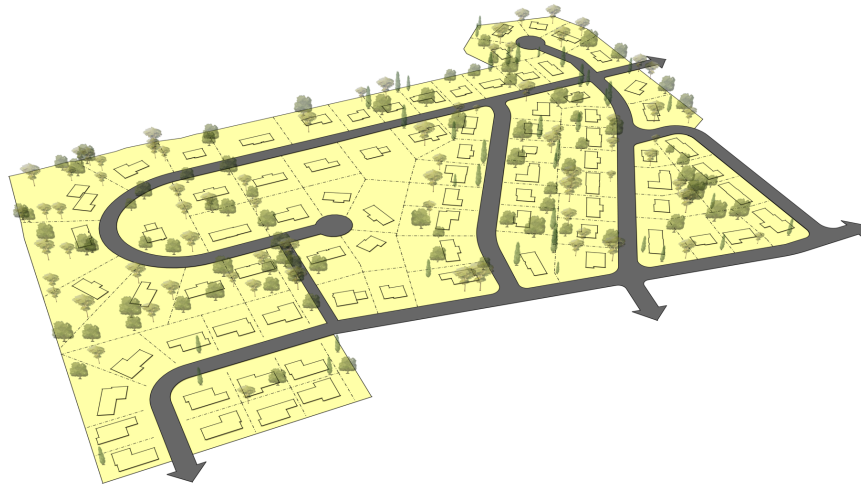
 Neighborhood Mixed Use

Graphics by: Metta Urban Design

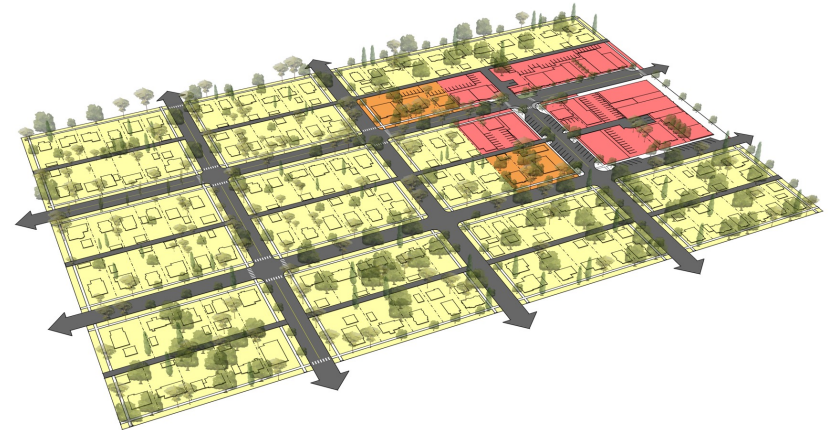


MOBILITY: Walking, Rolling and Riding

SUBURBAN (AUTO ORIENTED)



URBAN (PEDESTRIAN ORIENTED)



Low Residential

Medium Residential

Neighborhood Mixed Use

Graphics by: Metta Urban Design

Degree of Change: Maintain

SUBURBAN (AUTO ORIENTED)



URBAN (PEDESTRIAN ORIENTED)



Graphics by: Metta Urban Design

Degree of Change: Evolve

SUBURBAN (AUTO ORIENTED)



URBAN (PEDESTRIAN ORIENTED)



Graphics by: Metta Urban Design

Degree of Change

How might Urban Mixed-Use Districts evolve over time?

Modest Retrofit

Where a modest retrofit of an existing Urban Mixed-Use District is planned (or an initial phase in a multiphase project), key considerations include opportunities to transition one quadrant of the intersection or center to:

- A. Expand mix of uses to include multifamily residential, office and other supporting services by infilling surface parking and replacing single-story retail/commercial;
- B. Concentrate new high-intensity mixed-use immediately adjacent to BRT station(s); and
- C. Support the continued viability of existing retail/commercial in adjoining quadrants by increasing activity levels overall.



Moderate Revamping

Where a moderate revamping of an existing district is planned (or subsequent phases in a multiphase project are completed), key considerations—in addition to those noted above—include the potential to:

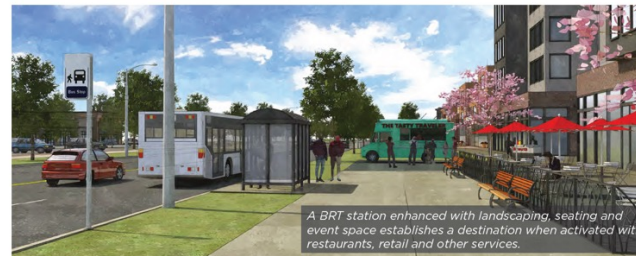
- A. Transition frontages and existing low-intensity uses in other quadrants to high-density mixed-use to further diversify housing options and the overall mix of uses in the district; and
- B. Incorporate sustainable development practices (solar panels, green roofs, bioswales).



Significant Infill/Redevelopment

Where substantial redevelopment of an existing district is planned (or at full buildout of a multiphase project), key considerations—in addition to those noted above—include the potential to:

- A. Replace outmoded retail/commercial center on final quadrant with high-intensity, mixed-use development;
- B. Establish a more walkable pattern of blocks that enhances connections to BRT station(s) and adjacent neighborhoods and employment districts;
- C. Incorporate townhomes or smaller-scale multifamily housing where the district abuts adjacent neighborhoods to provide a more gradual transition in density/intensity; and
- D. Make more significant progress toward achieving the City's climate action goals.



A BRT station enhanced with landscaping, seating and event space establishes a destination when activated with restaurants, retail and other services.



Ground-floor retail, widened sidewalks and mid-block street crossings create a walkable, active place.



Adjacent to a BRT station, mixed-use development rises three to five stories high and supports a range of office, retail and residential uses.

Degree of Change

The way a community changes depends on the cumulative impact of many individual changes. Over the course of several years, many small changes can have as much of a transformative impact as a single large change. This plan identifies how different types of change, captured through goals and recommended actions, can impact places throughout Memphis.

Change can be small or large or anywhere in between. During community workshops and tours, Memphians were encouraged to consider a range of options for change by both “thinking small” and

“thinking big.” Their responses helped to define degrees of change that capture different communities’ appetite for change.

The three degrees of change identified in this plan set a vision for how much change will be encouraged in different places in Memphis. They provide a menu of implementing actions that can help to match communities’ appetites for change with the amount of support and investment that is appropriate for realizing that degree of change.

Nurture

Nurturing actions provide stability in places that have experienced decline or where there is not sufficient market activity to drive change. Investments by the City and philanthropies will support incremental change to improve the lives of existing residents and promote additional future investment.



Neighborhoods with low market demand or experiencing higher vacancy and disinvestment can be nurtured by catalytic public investments and incremental improvements.

Accelerate

Accelerating actions encourage early stage and beneficial change that is underway, but requires additional support to realize its full potential. A mix of investments by the City, philanthropies, and the private sector drive transformative change to realize the community’s vision for a place.



Areas seeing real estate market investment and have infill opportunities can be accelerated with public and private support.

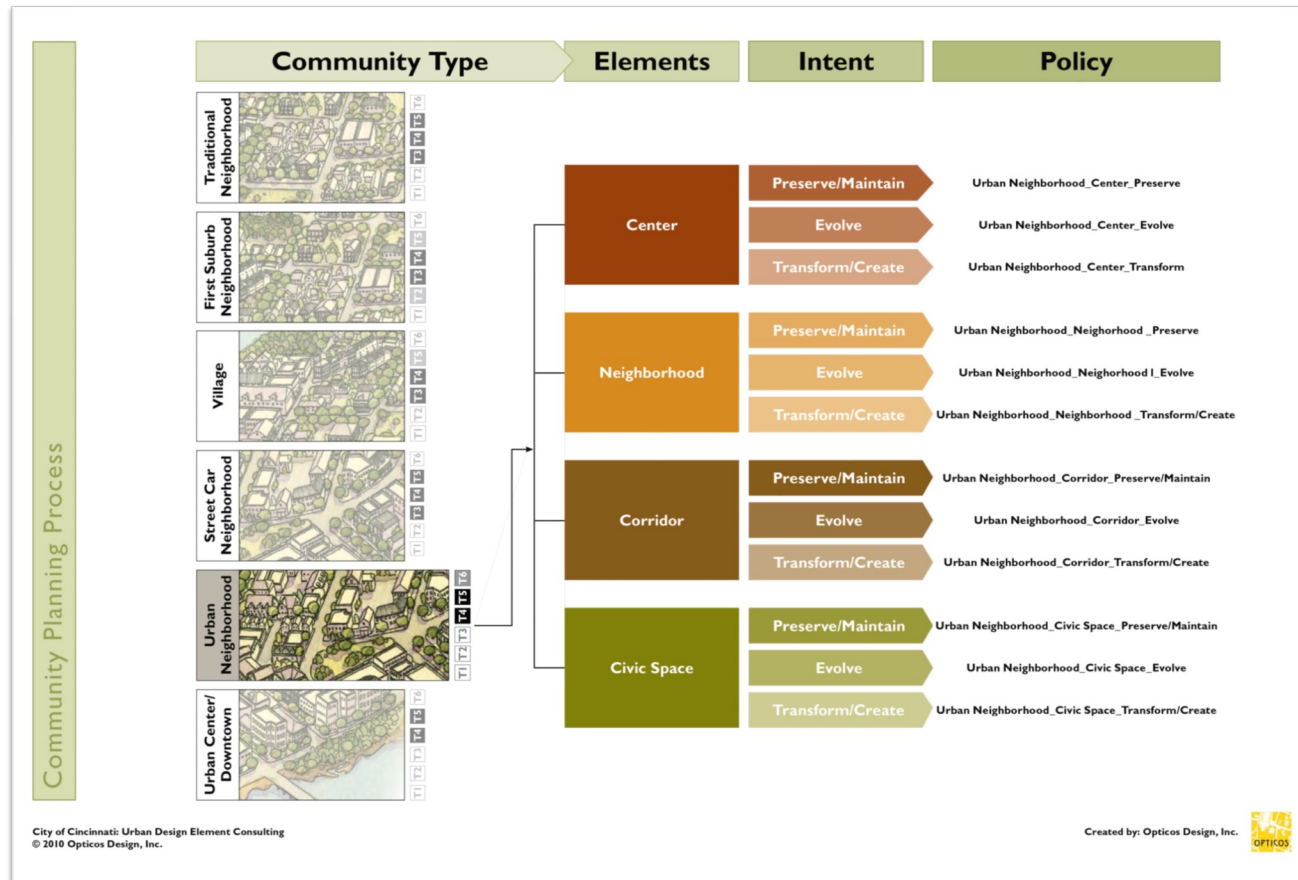
Sustain

Sustaining actions support existing character. Infill development should improve the built form and enhance multi-modal transportation options. Investments primarily by the private sector will support steady market growth for community stability.



Historic districts or areas that wish to see no change in form or development activity should be sustained with regulations that support current conditions.

Placetype Gradients



Placetype Gradients

Approach to Intensification Guide

Crosswalk: how do we get from the plan policy to new zones?

	Future Land Use + Current Zoning				
Edgewater 2040 Future Land Use	LOW INTENSITY RESIDENTIAL	MEDIUM INTENSITY RESIDENTIAL	HIGH INTENSITY RESIDENTIAL	COMMERCIAL MIXED USE	MIXED USE
Current Zoning (typical, there are some exceptions)	RA, R-1	R-2	R-3	R-4 + C	R-C1 + C

Zone District Gradients

INTENSIFICATION GUIDE

Approach to Intensification Guide

Crosswalk: how do we get from the plan policy to new zones?

	Future Land Use + Current Zoning + State Law Guidance = Potential Zone Districts					
Edgewater 2040 Future Land Use	LOW INTENSITY RESIDENTIAL	MEDIUM INTENSITY RESIDENTIAL	LOW & MEDIUM INTENSITY RESIDENTIAL	HIGH INTENSITY RESIDENTIAL	COMMERCIAL MIXED USE	MIXED USE
Current Zoning (typical, there are some exceptions)	RA, R-1	R-2	R-1, R-2	R-3	R-4 + C	R-C1 + C
Potential Zone Districts	Residential Low Intensity (RLI)	Residential Medium Low Intensity (RMLI)	Residential Medium High Intensity (RMHI)	RHI	NMU	HIMU

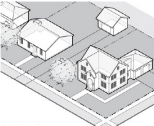
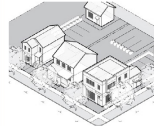
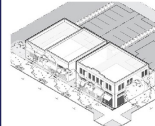
↓

Recommendation: split Medium Intensity Residential into two districts (Medium Low and Medium High), to accommodate the density required by state legislation

CITY OF EDGEWATER - Zoning & Land Use Code Update

35

Zone District Gradients

MORE SUBURBAN				MORE URBAN			
S1 Suburban Neighborhood 1	S2 Suburban Neighborhood 2	U1 Urban Neighborhood 1	U2 Urban Neighborhood 2	U3 Urban Neighborhood 3	UF Urban Neighborhood Flex	NC Neighborhood Center	DT Downtown
 	 	 	 	 	 	 	 
Intent							
The S1 District is established to provide for and maintain suburban neighborhoods in outlying areas of the City.	The S2 District is established to provide for, maintain, and enhance suburban neighborhoods of primarily apartment complexes or houses grouped together outside of the City's core.	The U1 District is established to provide for, promote, and maintain urban neighborhoods located in core and outlying areas of the City.	The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.	The U3 District is established to provide for, promote, and maintain the development of a full range of housing types located near neighborhood centers and along major streets in urban neighborhoods in core and outlying areas of the City.	The UF District is established to enhance and support a full range of housing types and small-scale commercial uses found outside neighborhood centers in core and outlying areas of the City.	The NC District is established to promote higher intensity, urban neighborhood centers, typically located near the intersection of major streets, in core and outlying areas of the City that are well connected to surrounding neighborhoods.	The DT District is established to promote the development of the downtown region of the City of South Bend as a high intensity urban center for a multi-county region.
Typical Characteristics							
Primarily single unit residential development. Buildings with relatively deep setbacks on larger lots. Attached garages accessed by a driveway from the street. Larger city blocks with informal character and plantings.	A full range of residential development, including single unit, two unit, multi-unit, and ADUs. Larger size buildings with relatively deep setbacks on larger lots. Attached garages accessed by a driveway from the street or shared parking areas located in the rear or interior of the lot. Larger city blocks with informal character and plantings.	Primarily single and two unit residential development, allowing the addition of ADUs. Buildings with modest setbacks and inviting building frontages that create a consistent block face along smaller city blocks. Detached garages located at the rear of the lot, often accessed from an alley. Pedestrian-oriented scale with sidewalks and street trees.	Primarily single and two unit residential development, allowing up to four units and the addition of ADUs. Buildings with modest setbacks and inviting building frontages that create a consistent block face along smaller city blocks. Detached garages accessed from an alley. Pedestrian-oriented scale with sidewalks and street trees.	Single unit, two-unit, and multi-unit residential development, together with ADUs. Buildings with modest setbacks and inviting building frontages that create a consistent block face along smaller city blocks. Detached garages or shared parking accessed from an alley. Pedestrian-oriented scale with sidewalks and street trees.	A mixture of single unit, two unit, multi-unit, and ADUs. Integrates limited small-scale office, commercial, and institutional uses that are compatible in scale. Buildings with smaller setbacks create a consistent block face along smaller city blocks. Detached garages or shared parking accessed from an alley. Pedestrian-oriented scale with sidewalks and street trees.	A mixture of storefront retail, professional offices, and dwelling units located in townhouses, apartment buildings, and in the upper stories or rear of mixed-use buildings. Buildings with active building frontages set at or close to the sidewalk. Pedestrian-oriented scale with sidewalks and street trees.	A mixture of mid-rise and high rise mixed-use developments including a variety of compatible building types and urban uses. Buildings with active building frontages set at or close to the sidewalk. Pedestrian-oriented scale with sidewalks and street trees.
Building Types							
- Carriage House - Detached House - Duplex	- Carriage House - Detached House - Cottage Court - Duplex - Townhouse - Apartment House - Stacked Flats	- Carriage House - Detached House - Duplex	- Carriage House - Detached House - Cottage Court - Duplex - Townhouse - Apartment House	- Carriage House - Detached House - Cottage Court - Duplex - Townhouse - Apartment House - Stacked Flats	- Carriage House - Detached House - Cottage Court - Duplex - Townhouse - Apartment House - Stacked Flats - Shop	- Carriage House - Townhouse - Apartment House - Stacked Flats - Shop	- Townhouse - Apartment House - Stacked Flats - Shop - Mid-Rise/Tower

Place Type Approaches

For Planning

1. **Clarity:** Pictures tell a thousand words
2. **Accessible:** informative, meaningful, and fun (vs just land use and density)
3. **Building Trust :** People see that you see where they are coming from and where they want to be

For Form-Based Coding

1. Organizing structure that carries through from planning (FLUM) to coding (zoning and street standards)
2. Sometimes 1:1 relationship (Place Type : Zone) but depends on diversity of development patterns of areas being coded
3. Throughline to Clarity, Accessibility, and Trust Building