

North Texas 2050 Action Package

Issue:	Transportation/Sustainability	
Action Tool Title	Form-Based Codes	
Description of the tool:	Form-based Codes are an alternative to traditional zoning. They foster predictable built results and a high quality public realm by using physical form (rather than separation of uses) as the organizing principle of this code. These codes are adopted into city or county law as regulations, not mere guidelines.	
How Well Does It Work?		
How valuable is this tool? How important is its contribution to achieving North Texas' vision for the future?		
Form-based Codes encourage creative projects, live/work environments and walkable neighborhoods. They also increase work-force housing and the development of traditional neighborhoods while decreasing the necessity for driving and long commutes. The Connected Centers and Diverse, Distinct Communities scenarios, both of which easily lend themselves to Form-based code type of planning and development, are important because the NCTCOG projections estimate that they will reduce Vehicle Miles Traveled by up to 10.8% compared to the Business as Usual (BAU) scenario.		
How does it actually work?		
By adopting form-based codes, governments allow for both creativity and predictability in planning. They also encourage diverse uses, greater density and walkable neighborhoods.		
What are the costs and who will they affect?	What are the benefits and who will they help?	
The initial costs are administrative. NCTCOG projects savings of 4.9 to 6.5 billion dollars on road infrastructure (See the Transportation System Benefits table on page 4 of the Transportation report).	NCTCOG projects reduced delays by up to 18.7% VS BAU. Estimates for reduced pollution vary from 6.6% to 11.4%, depending on the scenario and pollutant, compared to BAU.	
What are the biggest stumbling blocks?	How can they be addressed?	
Form based codes may require additional staff time for review and administration.	Additional education and training for municipal staff.	

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Who Would be Responsible?		
Primary (lead) responsibility	NCTCOG	
Secondary responsibility	Municipalities/Counties	
Need for coordination	Coordinate across municipal boundaries.	
How Should it be Funded?		
Primary (lead) responsibility	Create a partnership between Cities, NCTCOG, Developers, Citizens and Special Interest Groups to determine funding sources.	
Secondary responsibility		
How Does It Connect?		
What other VNT issues are helped by this tool?	Supports sustainable communities.	
What other VNT issues could be hurt by this tool?	NA	
How Should It Be Implemented?		
What will be done?	When will it happen?	
• First step for action	indicate the timing for start and completion of this step	
• Following steps for action	indicate the timing for start and completion of this step	
add additional steps as appropriate	indicate the timing for start and completion of this step	
What Examples Can We Follow?		
North Texas Case Studies	provide summary description and links as appropriate	
Other Texas Case Studies	provide summary description and links as appropriate	
Other U.S. Case Studies	provide summary description and links as appropriate	
Supporting Research	provide summary description and links as appropriate	
Related Information	provide summary description and links as appropriate	
Acknowledgements		