CODE 101

Types of Zoning Codes:

Euclidean Zoning

Single Family	Multifamily
Commercial	Industrial
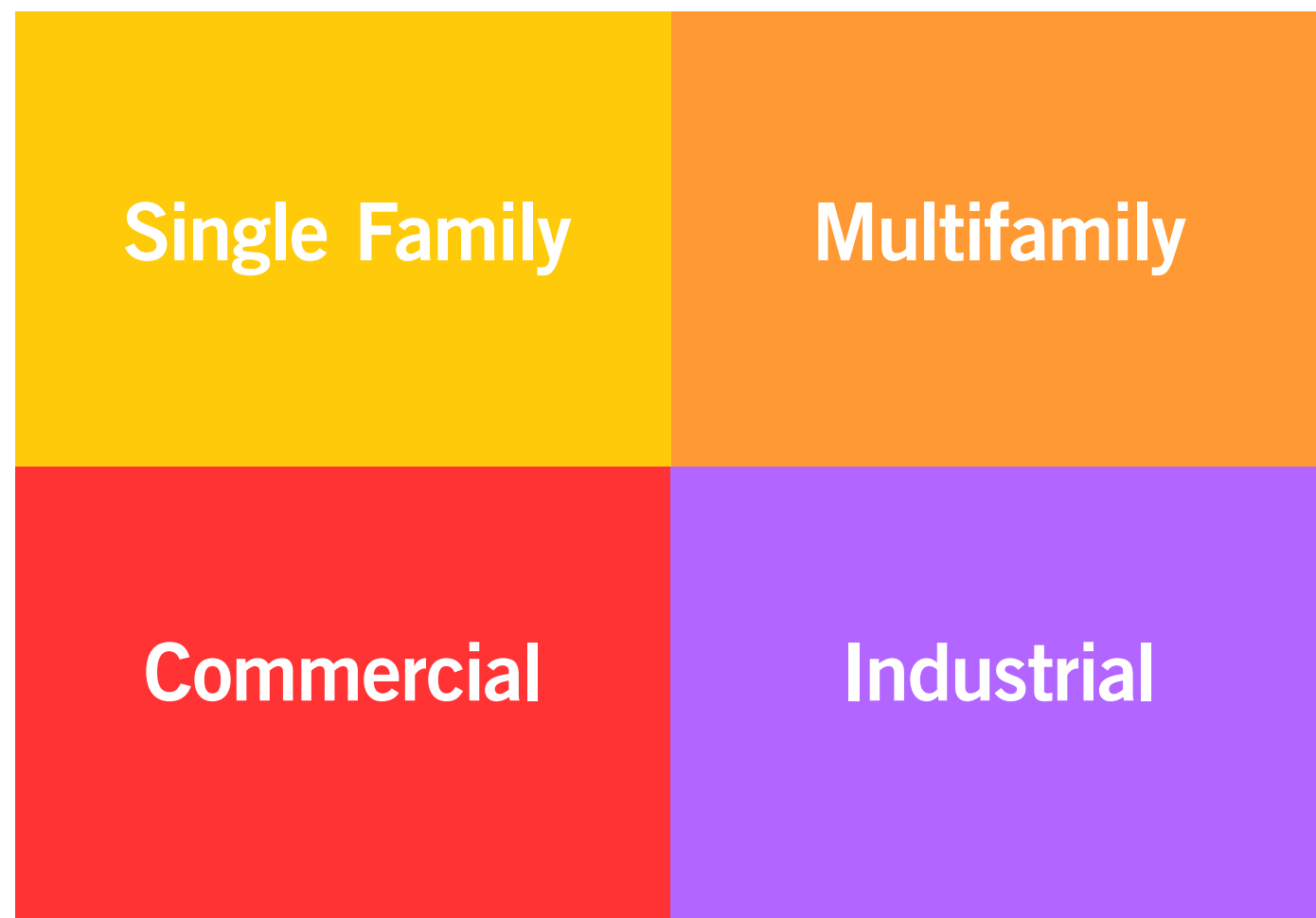
This type of zoning separates different land uses and concentrates similar land uses into distinct areas or zones. For example, single-family housing is concentrated in one area, multi-family in another, retail uses in another, and industrial uses in another.

Performance Zoning

Performance zoning regulates the effects or impact of land uses on surrounding properties through performance standards. Key elements of Performance zoning include number of vehicle trips, density or noise levels.

Negotiated Zoning

Negotiated zoning evolved out of the perceived rigidity of Euclidean zoning and allows landowners to vary uses and development standards in a zoning ordinance through a negotiated process. When approved, this type of zoning becomes a "mini-zoning ordinance" that regulates development of the site. Conditional zoning is an example of Negotiated Zoning.

Form-Based Code

A form-based code is a way to regulate development that controls building form & placement first and building use second. Generally, form-based codes create a more predictable built environment because form-based codes are written to enable or preserve a specific built form.

Hybrid Zoning

The term "hybrid code" generally refers to zoning regulations that combine various aspects of all the zoning models discussed above.   There are hundreds of approaches to combining different types of zoning codes. In fact, it is safe to say that no two hybrid zoning systems are the same.