



# The Rules That Shape Urban Form (Planning Advisory Service Report)

*Donald L. Elliott, Matthew Goebel, Chad Meadows*

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From the Euclidean box to the SmartCode, planners have a wide range of tools for shaping the form of cities and how they function.

This practical report looks at six ways cities have adopted "form-based" zoning tools and the results that followed. Case studies describe the pros, cons, and consequences of form-based zoning regulations in Austin, Texas; Mooresville, North Carolina; Denver; Arlington, Virginia; Livermore, California; and Miami. Interviews with planners in each community give real-world perspectives on choosing, implementing, and evaluating form controls.

Because form doesn't exist in a vacuum, the report also looks at the planning challenges of housing affordability, carbon emissions, aging populations, and preservation. Which form controls support positive change in these areas—and which work against it? Lessons learned from cities across the country offer guidance for planners facing these challenges in their own communities.

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