

**Optional Forms of Development**

Optional Forms of Development are design options that may be used in place of a specific requirement (prescribed form) of a Form-Based Zoning Ordinance if the applicable conditions set forth in the Code are met. Generally, these conditions include:

1. Usage of a form of development or amenity that is different from the specific form prescribed by the Code, where the different form or amenity serves the same or a **closely related purpose** or purposes as the prescribed form of development; and
2. Conformity to the applicable provisions of the design guidelines and documents referenced in the Code.

Density of residential, lodging, and similar uses may not be increased by the utilization of Optional Forms of Development. Any proposal for use of Optional Forms of Development may require the submission of a density study to demonstrate that an increase in density will not occur.

Optional Forms of Development cannot be used for the following elements: signage, outdoor display and storage, and allowed building types.

Steps to Pursue Optional Forms of Development

1. Conduct a [Presubmittal Meeting](#) prior to plan submission (highly recommended)
2. Submit the necessary site plan and/or building permit applications to the Planning Department
3. Identify reason(s) for Optional Form and provide a completed worksheet to a Planner
4. Planner schedules an Optional Forms of Development Meeting to discuss proposed alternatives
5. Final copy of the Optional Forms of Development Worksheet required for final plan approval(s)

Helpful Resources

- [Oceanfront Resort \(OR\) District Form-Based Code](#), Sec. 7.2 – Optional Forms of Development
- [Oceanfront Resort \(OR\) District Design Guidelines](#)
- [Central Business Core \(CBC\) District Form-Based Code](#), Sec. 2206 – Optional Forms of Development
- [Central Business Core \(CBC\) District Design Guidelines](#)

Applicant Information

Applicant Name: _____ Email: _____

Organization: _____ Phone: _____

Project Information

Project Name: _____ Record #: _____

Address or GPIN: _____ Zoning: _____



Optional Form Request

Select the building or design element(s) to which the Optional Form applies:

Setbacks

Build-to Zone

Height

Parking Setbacks

Transparency/Blank Wall

Other: _____

Towers

Describe below how the proposed optional form serves a closely related purpose to the prescribed form and how the project conforms to the applicable design guidelines.

City Staff to Complete

Staff Planner: _____ Date: _____

Staff Planner Comments: