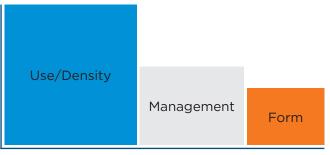# Code 101: Types of Codes

Did you know there are different types of codes?

There are many different ways to approach land development regulations. A community's specific goals, needs, and priorities ultimately determines which is best. The table below summarizes common coding approaches and introduces basic concepts for each option.

Type	Goal	Features	Pros	Cons
Use-Based	Separate incompatible uses	Allowable land uses	Clear use regulations	Limits mixing of uses
			Easy/familiar	Lack of certainty in building form
	Set forth basic development standards	Setback, height, density, and floor-area-ratio standards	Prioritizes neighborhood compatibility	Can be inflexible
Performance-Based	Allow market to control development	Substitutes quantitative for qualitative	Clear rationale for standards	Complex and formulaic
	Mitigate negative impacts	Nuisance- or points-based standards	Focus on compatibility	Difficult to administer and enforce
Form-Based	Prioritize building form over use	Building form requirements plus basic use and development standards	Easier to mix uses	Very detailed/can be costly
	Establish prescriptive, streamlined standards	Promotes mixed-use development	Encourages walkability	Perception that they are complicated
		High use of graphics and tables	Provides certainty in development	May need education to transition to new approach
Hybrid	Achieves benefits from a mix of code types			

Use-Based Codes

Form-Based Codes

THE CITY OF Fargo FAR MORE LWC