

Form Based Code and Transit



Form Based Overlay Code is a Tool for Creating Sustainable Communities

Communities across the country are realizing the benefits of Transit Oriented Development's ability to create livable, walkable communities. Form Based Overlay zoning near transit makes this possible by providing the zoning framework for compact, walkable urban environments that are economically viable, connected, physically active, job friendly, and accessible through affordable and convenient transportation.

The Problem

Single use, low density zoning of the past several decades has resulted in urban sprawl, auto dependency, declining air quality, increased traffic and traffic related accidents, decreased activity, weight gain, food deserts, and rising infrastructure costs.

The Solution

Adopting Form Based Overlay Zoning around MetroLink Stations provides the first step to ease the way for development to create:

- An inviting, walkable community
- A neighborhood that attracts development and economic investment
- Regional connectivity
- Healthy and active lifestyles
- Access to jobs both in your community and around the region

Now is the time to invest in these developments and begin changing your community. The first step is to communicate with your elected officials about the benefits of adopting new form based overlay codes:

- Improve the quality of life for residents who are able to enjoy the region via transit.
- Create Development and investment opportunities, knowing that \$16 Billion in new development has already been invested within a 10 mile walk of MetroLink in St. Louis.
- Improve air quality public transportation produces 95% less carbon monoxide, 90% less volatile organic compounds (vocs) and about half as much carbon dioxide and nitrogen oxide per mile compared to private vehicles.
- Foster a healthier, more active community with reduced instances of heart disease, obesity, stroke and diabetes.

Take Action

- Investigate current zoning in the areas around LRT.
- Check out sample code at cmt-stl.org.
- Check out CWE's new code.
- Contact CMT.

