

CENTRAL BUTTE PLANNING AREA
Future Land Use – Conceptual Schematic
Additional Information

What types of uses do people want to see in Central Butte Neighborhoods?

Zoning is the traditional way to separate uses, such as residential housing in separate area from commercial or industrial. This type of zoning is referred to as Euclidean zoning. Some zoning separates out type of housing as well, such as areas designated for multi-family (condos or apartments) and areas of single family residences. The Central Butte neighborhoods have historically seen a variety of mixed uses, such as residential apartments above retail uses, or residential interspersed with retail and with single family homes. These uses are “grandfathered” into existing Euclidean zoning rules for Butte.

In the past decade, many communities across the United States have been considering and adopting alternatives to Euclidean zoning. These alternatives are focused on creating more flexible zoning. These alternatives, such as “**smart growth**,” “**form-based**” **code**, “**smartcode**” have a number of similar emphases, including:

- Focus on the form and spacing of buildings (e.g., height, distance from curb or sidewalk, density, parking on side or rear rather than in front) rather than on use
- Street design encourages pedestrian and other non-motorized and sense of neighborhood (e.g., less “industrial” type lighting, trees, boulevards)

Examples of Form-Based Code and Smart Code

- Town Maker’s Guide – Healthy Building Placement (link to pdf)
- “Zoning – Ready to be Reformed?” Article by Neal Pierce:
<http://www.postwritersgroup.com/archives/peir0127.htm>
- Smart Code website with link to prototype form-based code:
<http://www.smartcodecentral.org/>
- Brochure on “Form-Based Code: Implementing Smart Growth”
http://www.lgc.org/freepub/docs/community_design/fact_sheets/form_based_codes.pdf