

The Role of Form-Based Codes in Improving the Quality of Life in Contemporary Residential Neighborhoods

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Abstract

Many of our contemporary residential neighborhoods suffer from the absence of urban legislation that regulates the relationship of the local community with the built environment. In Riyadh, the grid urban texture predominates in residential neighborhoods in which services and urban activities are distributed according to population density standards, without a comprehensive analysis of the living requirements that meet the needs of the local community. As a result of population growth, Riyadh has expanded to meet the demand for housing and services away from the standards of urban quality. This paper aims to analyze the role of Form-Based Codes in improving the quality of life within the framework of the Kingdom's Vision 2030. The paper used the case study of (Tilal Riyadh) in order to measure the compatibility of the built environment with community needs. The research concluded on the positive impact of applying Form-Based Codes on the built environment. The results of the analysis indicated that 84% of the respondents believe that separating pedestrian traffic from the mechanisms contributed to encouraging residents to walk. In addition, 91% of the respondents agree that the neighborhood planning system has increased the level of safety, and 83% of them believe that this system enhanced social relations. 96% of the respondents believe that the planning system of the neighborhood contributed to achieving the living requirements of the local community. Finally, the study recommends developing guidelines for real estate developers in line with considerations of quality of life in Saudi cities within the framework of Vision 2030.

Key words:

Form-Based Codes, Residential neighborhood, Quality of life, Riyadh, Saudi Arabia