



# Sustainable Community Development Code

A Code for the 21<sup>st</sup> Century

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# Sustainable Community Development Code

*Because a community is, by definition, placed, its success cannot be divided from the success of its place.... its soil, forests, grasslands, plants and animals, water, light, and air. The two economies, the natural and the human, support each other; each is the other's hope of a durable and livable life.*

--Wendell Berry



## Approach

The sustainable community development code framework is sustainable at its core, multi-disciplinary in its approach, and contextually oriented. It fully encompasses environmental, economic, and social equity. It is innovative and distinctive by linking natural and man-made systems, incorporating useful features of other zoning systems, for example, performance and form based, and responds to regional climate, ecology, and culture.

The basic organization and approach to each topic is to examine relevant obstacles, incentives, and regulations. The first row of every topic identifies obstacles to achieving stated goals that might be found in a zoning code, for example, bans on solar panels as accessory uses. The second row suggests incentives that might be created to achieve a goal, for example, increased density in a multi-family development that installs green roofs. The third focuses on regulations that might be adopted to ensure progress in a particular area, for example, mandatory water-conserving landscape standards.

Each row is divided into five columns. The first three columns suggest levels of effort for the three basic approaches noted above. For example, a good (bronze) level of effort in removing obstacles to small-scale wind turbines might be removing height limits on accessory structures in some residential districts. Up the scale, a silver level might be to prohibit private covenants in subdivisions that do not allow small-scale wind turbines. The highest level of effort (gold) could allow wind-turbines as a by-right use in many zone districts subject to specific performance standards related to issues such as noise. The fourth and fifth columns in each section provide key references and code examples/citation with hyperlinks.



## Table of Contents

The topics covered in the Sustainable Community Development Code are listed below. Chapters currently available are highlighted in blue. New chapters will be available soon. Other topics are under consideration. Background research monologues have been prepared for many of these topics and are available online at [www.law.du.edu/rmlui](http://www.law.du.edu/rmlui). Work is continuing on individual sections.

### 1. ENVIRONMENTAL HEALTH AND NATURAL RESOURCES

- 1.1. [Climate Change](#)
- 1.2. [Low Impact Development and Green Infrastructure](#)
- 1.3. Natural Resource Conservation/Sensitive Lands Protection
- 1.4. [Water Conservation](#)
- 1.5. Solid waste and recycling

### 2. NATURAL HAZARDS

- 2.1. Floodplain Management
- 2.2. [Wildfires in the Wildland-Urban Interface](#)
- 2.3. Coastal Hazards
- 2.4. Steep Slopes

### 3. LAND USE AND COMMUNITY CHARACTER

- 3.1. Character and Aesthetics
- 3.2. Urban Form and Density
- 3.3. Historic Preservation

### 4. MOBILITY & TRANSPORTATION

- 4.1. Transit Oriented Development

### 4.2. Mobility Systems

- 4.2.1. Complete Streets
- 4.2.2. Pedestrian and Bicycle Systems
- 4.2.3. Public Transit

### 4.3. [Parking](#)

### 5. COMMUNITY

- 5.1. Community Development
- 5.2. Public Participation and Community Benefits

### 6. HEALTHY NEIGHBORHOODS, HOUSING, FOOD SECURITY

- 6.1. Community Health and Safety
- 6.2. [Affordable Housing](#)
- 6.3. [Housing Diversity and Accessibility](#)
- 6.4. Food Production and Security

### 7. ENERGY

- 7.1. [Renewable Energy: Wind \(small- and large-scale\)](#)
- 7.2. [Renewable Energy: Solar \(including solar access\)](#)
- 7.3. Energy Efficiency and Conservation

### 8. LIVABILITY

- 8.1. Noise
- 8.2. Lighting
- 8.3. Visual Elements

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### ORGANIZATIONS

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