Smart Growth America: Sustainable Land Use Code Audit

"How-To" Put Sustainability In Your Development Code

3 Basic Steps

1. **Inventory** of sustainability topics, policies, and goals,
2. **Audit** of existing code and ordinance provisions, and
3. **Priority** amendment selection.

Inventory

Audit

Priority Changes

1. Inventory

Taking Stock:

What Does Sustainability Mean To Your Community And What Are Key Goals?

GHG reductions?   Save energy?   Green businesses?

Reduce vehicle miles? Renewable energy?

Provide housing diversity?   Recycling?

Food production/community gardens?

Natural resource protection?
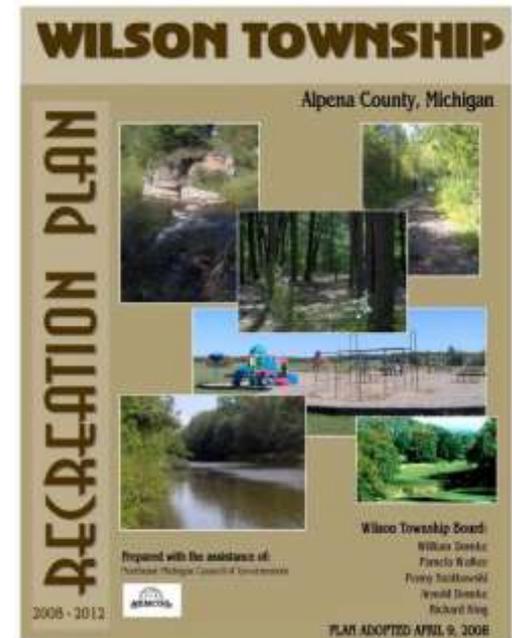
1. Inventory

Sample topics might include:

- climate change
- alternative energy and conservation
- urban agriculture/farmland conservation
- recycling/waste reduction
- water quality/conservation
- community health

1. Inventory

Sources for Community Policies and Goals In Key Sustainability Areas:
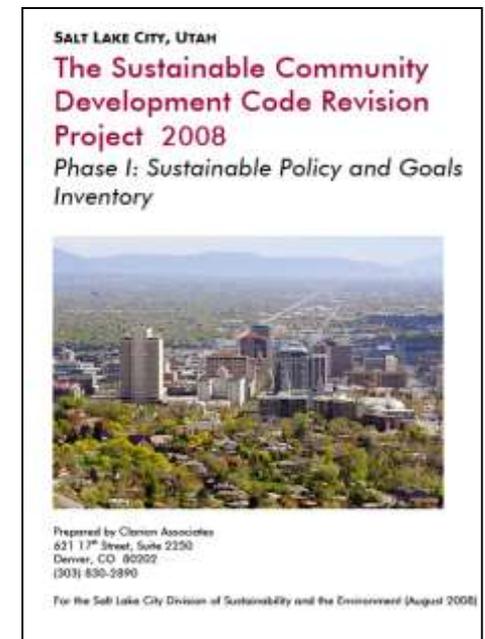
- Comprehensive plan/city master plan
- Neighborhood plans
- Climate action plan
- Housing plan
- Parks, trails, open space,
   and recreation plan
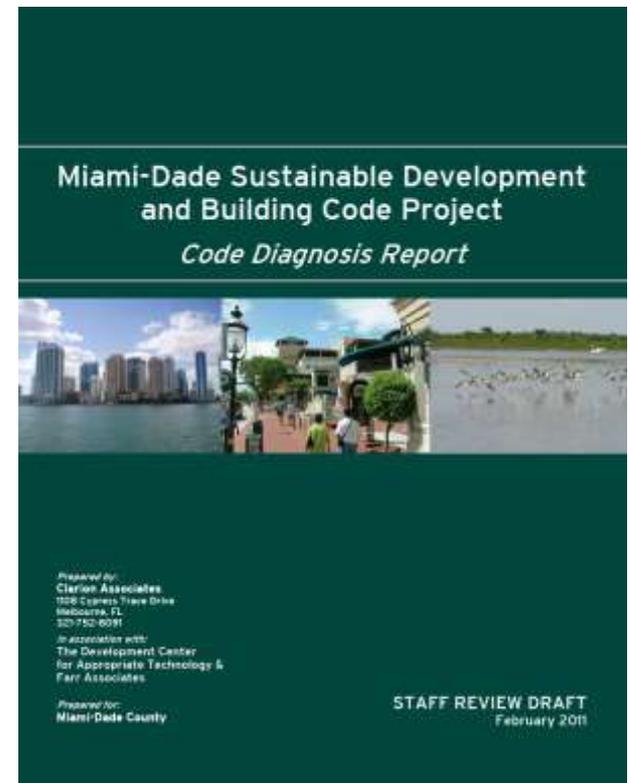- Other

Three Policy Inventory Options:

- Create new comprehensive plan with sustainability focus
- Distill sustainability policies and goals from existing plans
- Add new sustainability chapter to comprehensive plan

SALT LAKE CITY, UTAH

The Sustainable Community Development Code Revision Project 2008

Phase I: Sustainable Policy and Goals Inventory

Prepared by Clarion Associates
621 17th Street, Suite 2250
Denver, CO 80202
(303) 830-2890

For the Salt Lake City Division of Sustainability and the Environment (August 2008)

1. Inventory

Product: Summary of community sustainability goals

- 2-3 pages per topic
- List of references and sources
- Perspectives from staff
  and stakeholders

Miami-Dade Sustainable Development
and Building Code Project
Code Diagnosis Report

Prepared by:
Clarion Associates
1508 Cypress Trace Drive
Melbourne, FL
321-752-6091

In association with:
The Development Center
for Appropriate Technology &
Farr Associates

Prepared for:
Miami-Dade County

STAFF REVIEW DRAFT
February 2011

2. Diagnosis—Assessing Your Codes and Regulations

Think B-I-G!

- **B**arriers to sustainability

- **I**ncentives to promote sustainability

- **G**aps in the code

2. Diagnosis

Methodical chapter-by-chapter assessment of zoning code:

- Definitions
- Purpose statements
- Zone districts and use tables
- Accessory uses and non conforming uses
- Specially planned and planned unit developments
- Dimensional standards
- Supplemental regulations – lighting, home occupations, etc.

2. Diagnosis

<u>DON'T FORGET</u>…Other regulations related to land use:

- Subdivision regulations
- Design review standards
- Historic preservation code and guidelines
- Landscape and tree protection regulations
- Streets and public works specifications
- Utility department regulations – water, sewer, electricity
- Building and energy codes

2. Diagnosis

B) Diagnose the Code - Think B-I-G

- Find **B**arriers to sustainability
- Create **I**ncentives to encourage sustainability
- Fill regulatory **G**aps

Diagnosis: Open Space, Parks, and Trails		
Existing Provisions	**Possible Revisions**	**Examples**
REMOVE BARRIERS		
OS-B.1: Current regulations do not clearly allow credit towards common open space requirements for community gardens, green roofs, and other "sustainable" open space forms	Clarify throughout the LUC and Development Standards that alternative "sustainable" forms of open space are allowed to be counted towards any required opens space.	▪ Portland, OR, allows green, vegetated roofs to count toward open space requirement. ▪ Proposed code amendments in Salt Lake City allow community gardens and green roofs to count towards open space requirements.
OS-B.2: Current regulation do not allow sale of produce from community gardens in residential areas.	Make clear that limited size community gardens may sell produce to encourage active open space usage.	▪ Cleveland, OH, has adopted a comprehensive regulatory approach to urban community gardens.

potential zoning revisions

national best practices

Sources for best practices:

- U.S. EPA web site and publications
- RMLUI Model Sustainable Development Code
- LEED For Neighborhood Development (US Green Building Council)
- Nearby communities' experience and legislation
- Research by other communities (Tucson, Miami-Dade County, Salt Lake City)

3. Priorities

Setting Priorities for Code Amendments and Revisions

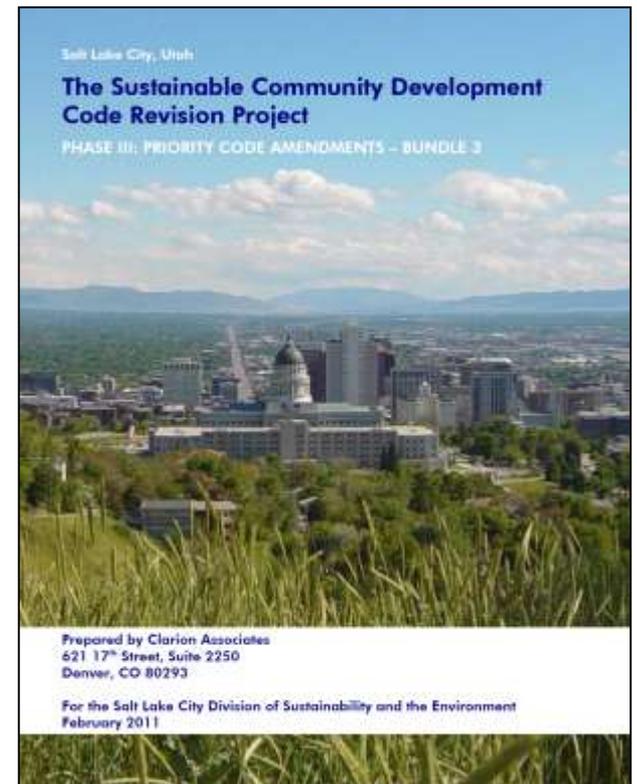*What should we amend first?*

3. Priorities

A) **Set priorities**

- Staff driven with direction from elected officials, focus groups, surveys, etc.

- What will make the most difference to achieve my community goals? What is politically attainable?

- Are there "low-hanging fruit" amendments that can be showcased as early successes?

- What are potential costs and benefits?

Product: List of 20-30 priority code amendments

- Set timelines and goals for amendment adoption
- Full sweep of code amendments?
- Organize in achievable "bundles" of code revisions?
- Strategic multi-year approach?

Salt Lake City, Utah

The Sustainable Community Development Code Revision Project

PHASE III: PRIORITY CODE AMENDMENTS – BUNDLE 3

Prepared by Clarion Associates
621 17th Street, Suite 2250
Denver, CO 80293

For the Salt Lake City Division of Sustainability and the Environment
February 2011

Sustainable Land Use Code Audit

Questions and Answers

Thank you!