

Innovative Community Development Codes

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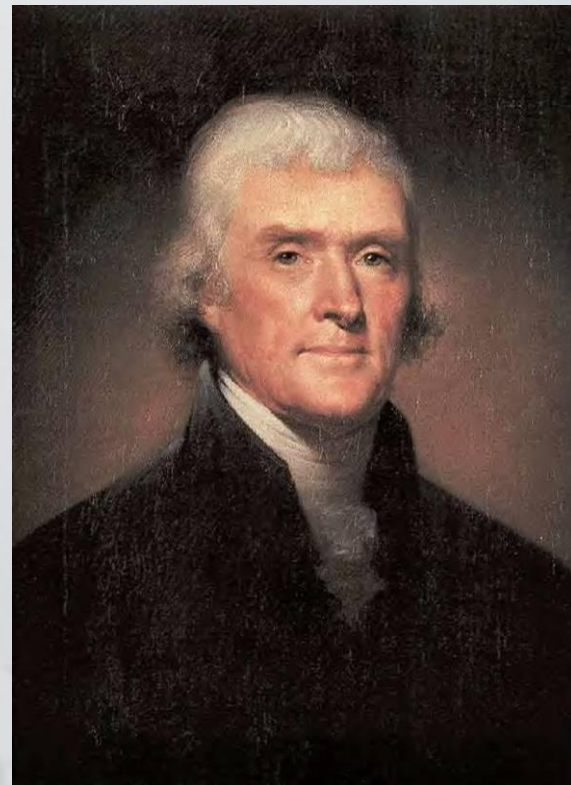
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What is a Sustainable Community?

“Then I say the earth belongs to each generation during its course, fully and in its own right, [but] no generation can contract debts greater than can be paid during the course of its own existence.”

**—Thomas Jefferson
(1789)**



Sustainable Communities...

- ...meet the needs of the present while ensuring that future generations have the same or better opportunities. *Brundtland Commission 1987*
- ...integrate and balance economic, environmental, and social goals.





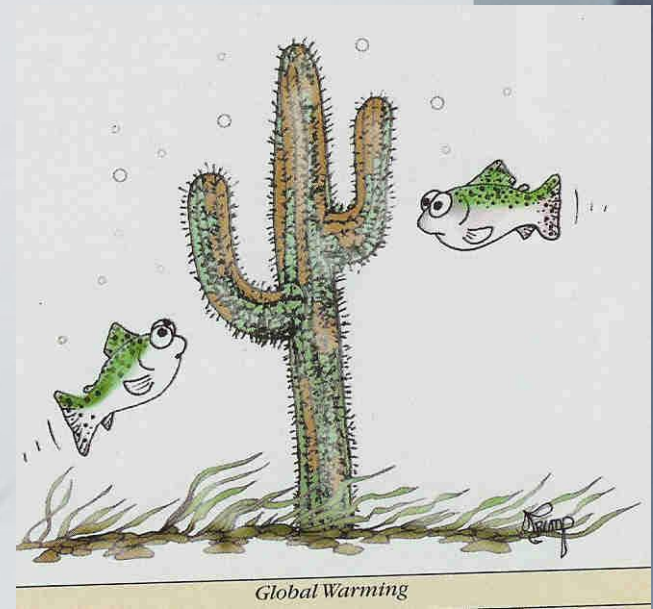
A SUSTAINABLE WORLD???

- Climate: **Burning of fossil fuels and changes in land use are taking us into uncharted waters: unpredictable weather, rising sea levels, increased uncertainty.**
- Fuel: **Oil production to peak in next 5-10 years...while world oil consumption increases by 50% by 2030.**
- Food: **China will demand more food in 2030 than the entire world produces today.**
- Health: **20% of U.S. population obese—doubled in last 10 years. 60% overweight.**
- Biodiversity: **6TH major species extinction event looming??**

How Can a Development Code Support Sustainability?

- Development codes CAN help address critical issues:

- CLIMATE CHANGE
- ENERGY
- FOOD SUPPLY
- HEALTH
- WATER CONSERVATION
- SAFETY
- HABITAT PROTECTION
- AND OTHERS



THINK GLOBALLY...ACT LOCALLY

- Development codes are a powerful tool for local governments to accomplish community goals.

- Timely because federal government deferring to local governments in many spheres.



How Does A Sustainable Code Compare to Other Types of Reform Codes?

- Traditional Euclidean Zoning (1920s +)
 - Emphasis on separation of use, quality, and procedures: “..fire, contagion, disorder..”
 - Can be inflexible and stifle creative development
- PUD Zoning (1960s--present)
 - Prevalent form of zoning in fast-growing areas
 - Negotiated, flexibility = uncertainty
- Performance Systems (1970s)
 - Anything, anywhere...if can mitigate
 - Emphasis on environmental protection
- Form-Based Districts/Smart Code
 - Focus on public realm and form vs. uses
 - Highly prescriptive; little focus on natural resources



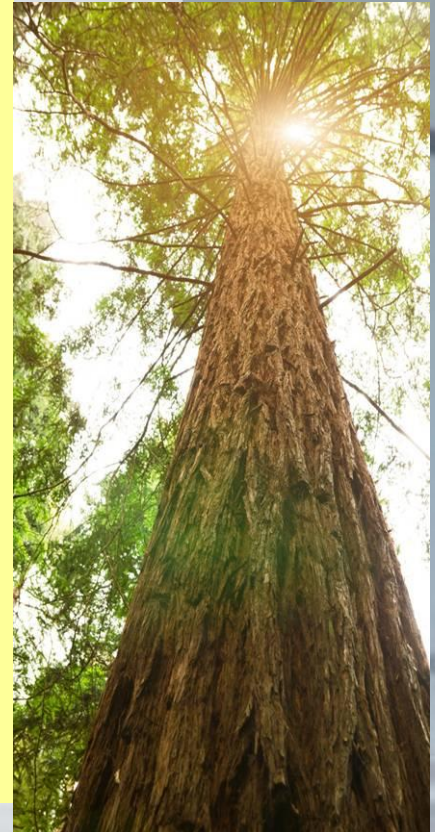
Performance Zoning

Lane Kendig
with
Susan Connor, Cranston Byrd,
and Judy Heyman



KEY FEATURES OF A SUSTAINABLE CODE?

- Covers broader range of topics
- Integrates natural and man-made systems
- Draws on useful features of other code types (design, procedures, etc.)
- Based on a sustainable comprehensive plan and civic engagement vs. charrettes
- Tailored regionally to climate and ecology



IMPLEMENTING SUSTAINABILITY PRINCIPLES THROUGH ZONING

- REMOVE OBSTACLES
 - > Increase height limits (wind turbines)
- CREATE INCENTIVES
 - > Density bonuses (green roofs)
- REGULATE
 - > Mandatory water-conserving landscaping



Energy Conservation/Production

- Remove Obstacles: Permit solar collectors as by-right accessory use (including historic districts)
- Create Incentives: Over-the-counter permitting and fee waivers

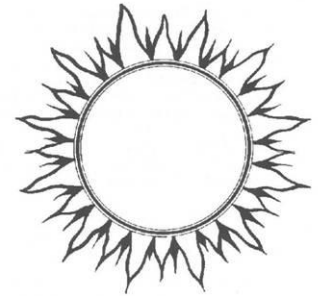


Energy Conservation/Production

- Regulations: Solar access at site level



Solar Access Guide



or Solar Shadow Analysis



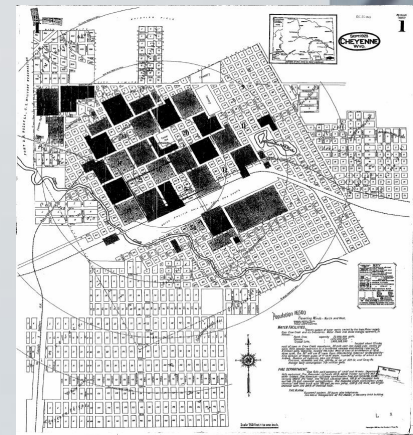
Third Floor
441-3241
ngservices

Energy Conservation/Production

Regulations: Subdivision
solar orientation

Community examples:

- Cheyenne, WY
- Drake Landing, Alberta
- Davis, CA



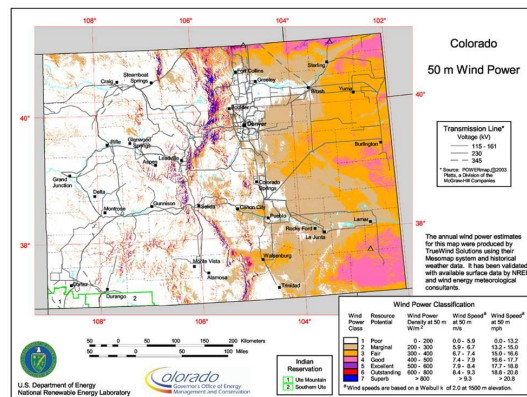
Energy Production/Wind Power

- Remove Obstacles:
 - Increase height limits
 - Allow turbines in residential districts
- Create Incentives:
 - Identify suitable sites in comprehensive plans



Energy Production/Wind Power

- Regulations:
 - Prohibit placement in flyways (avoid condor cuisinarts)
 - Preserve areas with wind potential



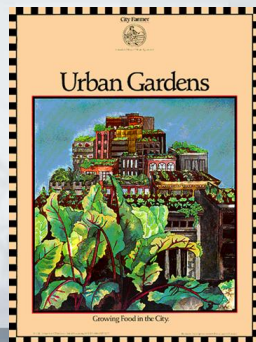
Food Production

- Remove Obstacles:
 - Greenhouses as permitted use
 - Permit farmers markets in urban areas
- Create Incentives:
 - Protective ag-only zone districts
 - TDR/cluster subdivisions



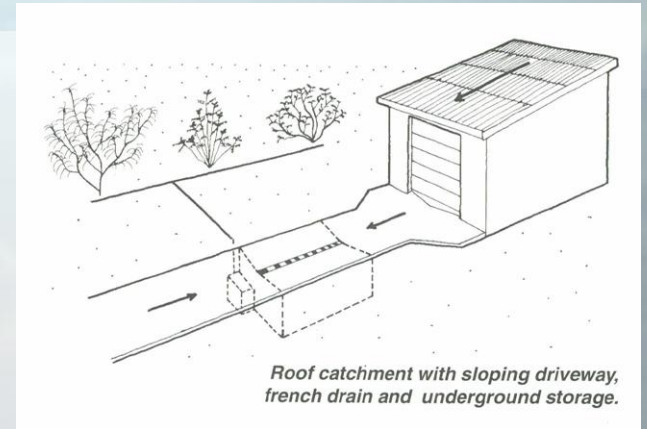
Food Production

- Regulations
 - True agricultural zoning (1 unit/160+ acres)
 - Open space exactions for community gardens



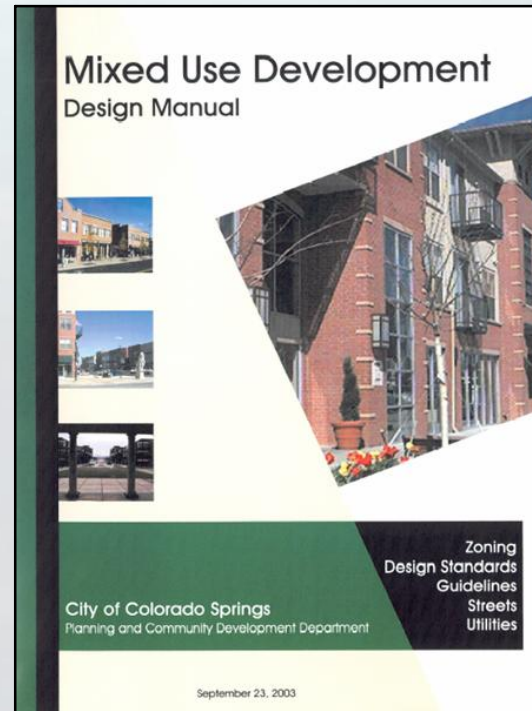
Water Conservation

- Remove Obstacles: Water harvesting
- Create Incentives: Landscape credit for tree preservation
- Regulations: Mandatory xeriscape standards



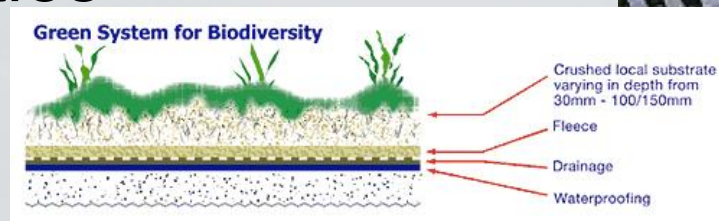
Climate Change

- Reduction of Greenhouse Gases
 - Reduce reliance on automobile through mixed-use development
- Carbon-Neutral Developments
 - Avoid deforestation or require tree planting



Climate Change

- Require Green Roofs
 - Green roofs offset CO₂ emissions
 - Help cool off cities



Green Roofs—The Next Wave??

Rooftop garden
on car



Health

- **Healthy living options**
 - Walkable, bikeable communities
 - Access to nature
- **Environmental Health**
 - Ban pesticides
 - Toronto and 50 other Canadian municipalities



Safety

- Safety

- Pedestrian safety
 - Stronger floodplain regulations and wetlands protection
 - Wildfire mitigation
- Steep slope protection regulations



Density

- **Minimum Densities**
 - (Portland, Fort Collins)
- **Accessory Dwelling Units by Right**
 - (California)



Mixed Use

- **Mixed Use Districts by Right**



Transportation

- Complete Streets
- Congestion Pricing
- Maximum Parking Standards



The new ecosexuals



Implementation: Low-Hanging Fruit Strategy

Energy Conservation

- Require businesses to turn off sign lighting at night

Energy Production

- Permit solar panels as by-right accessory use
- Adjust height limits for wind turbines



Sustainable Code Implementation: Low-Hanging Fruit Strategy

Climate Change/CO2 Budget

- Adopt by-right mixed-use zone districts
- Require replacement of trees removed

Food Production

- Allow community gardens as open space set aside

Water Conservation

- Enact mandatory xeriscape requirements for commercial
- Permit water harvesting tanks as accessory use



SUSTAINABLE COMMUNITIES BEGIN WITH SUSTAINABLE DEVELOPMENT CODES

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