

CODING FOR OUR COMMUNITIES **FORM-DRIVEN ZONING**

Coalition for Smarter Growth

April 23, 2025



WHO WE ARE



Colin Scarff
Principal

- + Code Studio Co-Founder
- + 25+ years experience and project manager for 40+ planning and zoning projects
- + Recent code projects: **Los Angeles, Denver, Raleigh, Detroit, Cleveland, Houston, Memphis, Durham, Richmond, St. Louis**



René Biberstein
Associate Principal

- + 15+ years experience in urban design and project management
- + Project manager for current work in Richmond, VA
- + Recent code projects: **Richmond, St. Louis, plus zoning studies in Prince George's County, MD and Fredericksburg, VA**

CODE STUDIO

Founded in Austin in 2006, **Code Studio** works on **plans** and **codes** that yield vibrant, mixed use, walkable communities through creative urban infill and redevelopment strategies.

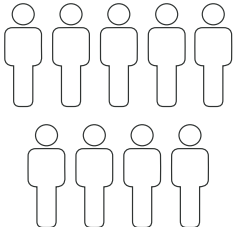


BY THE NUMBERS



19 YEARS
Est. 2006

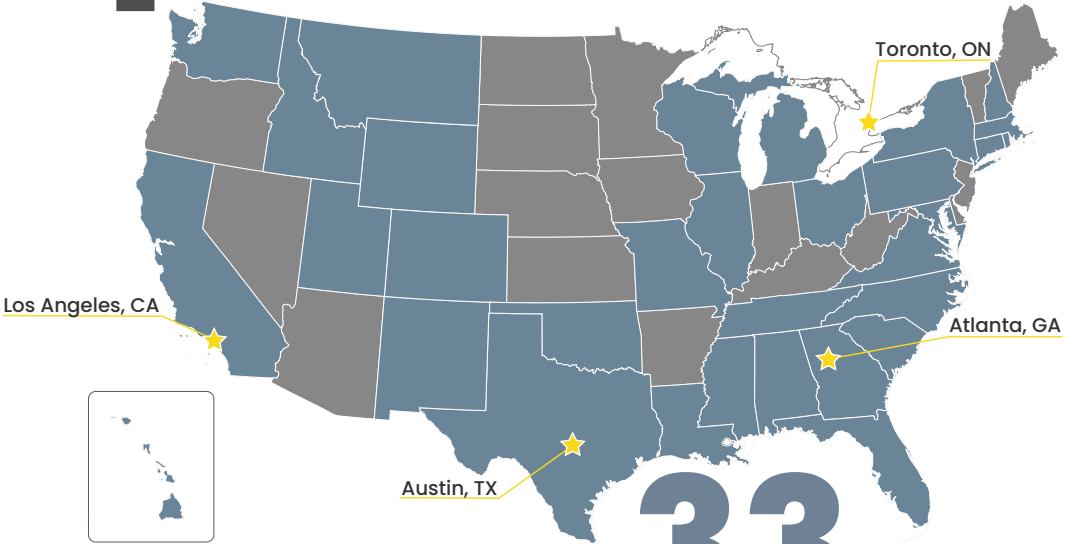
13
EMPLOYEES



1 1 1

TOTAL PROJECTS

4 OFFICE LOCATIONS



WORKED IN 33 STATES

88 Codes

- 24 Unified Development Codes
- 23 Form-Based Codes
- 37 Zoning/Subdivision Codes
- 4 Model Codes



23 Plans

DEVELOPMENT/ZONING CODES

- **Atlanta** Zoning Code
- **Bozeman** Development Code Update
- **Buffalo** Unified Development Code
- **Chapel Hill** Land Use Management Ordinance Diagnostic Review
- **Charlotte** Urban Street Design Guidelines - Subdivision Code Revisions
- **Charlottesville** Zoning Ordinance
- **Cincinnati** Land Development Code
- **Concord** Zoning Code Update
- **Decatur** Unified Development Code
- **Denver** Zoning Code Update
- **Detroit** Zoning Ordinance Update
- **Durham** Unified Development Code
- **Driggs** Land Development Code
- **Encinitas** Housing Plan Zoning Implementation
- **Fort Myers** Growth Management Code
- **Fort Worth** Infill Subdivision Code
- **Grand Junction** Zoning and Development Code
- **Greenville** Development Code
- **Jackson/Teton County** Land Development Regulations
- **Jubail Industrial City** Development Code
- **Honolulu** Land Use Ordinance
- **Houston** Livable Places Code Updates
- **Los Angeles** Zoning Code
- **Lynnwood** Development Code
- **Memphis/Shelby County** Unified Development Code
- **Montrose** Land Use Code Critique
- **Newton** Zoning Code
- **Ogden City** Development Code
- **Pflugerville** Development Code Diagnostic
- **Piqua** Development Code
- **Pittsburgh** DesignPGH + ArtPGH
- **Pomona** Zoning Update
- **Raleigh** Unified Development Ordinance

- **Raleigh** Hillside Code Amendments
- **Redmond** Urban Design Amendments
- **Roswell** Unified Development Code
- **Sammamish** Development Code
- **San Marcos** Development Code
- **Sandy Springs** Development Code
- **Sarasota** Subdivision Code
- **Spotsylvania** County Urban Development Area Code
- **Stafford County** Urban Development Area Code
- **Steamboat Springs** Code Amendments
- **Victor** Land Development Code
- **West Feliciana Parish** Toolkit Implementation
- **West Palm Beach** Historic District Mass & Scale

FORM-BASED CODES

- **Asheville** Haywood Road Form-Based Code
- **Asheville** River Arts District Form-Based Code
- **Binghamton** Main St/Court St Form-Based Code
- **Broken Arrow** New Orleans Square Form-Based Code
- **Chapel Hill** Ephesus/Fordham Form-Based Code
- **Charlottesville** Main Street Form-Based Code
- **Chattanooga** Downtown Form-Based Code
- **Cleveland** Pilot Area Form-Based Codes
- **Fort Worth** Stockyards Form-Based Code and Historic District Guidelines
- **Fort Worth** TCU/Berry Street Form-Based Code
- **Harvard** Ayer Rd Form-Based Code
- **Hattiesburg** Midtown Form-Based Code
- **Havre de Grace** Form-Based Code
- **Heart of Peoria** Development Code
- **Ithaca** Collegetown Form-Based Code
- **Knoxville** Cumberland Avenue Form-Based Code
- **Knoxville** South Waterfront Form-Based Code
- **Malta** Downtown Form-Based Code
- **Merriman** Valley Form-Based Code
- **Milwaukee** Equitable Growth through TOD Study
- **Newport** North End Urban Plan

- **Portales** Downtown Master Plan and Code
- **Simsbury** Center Form-Based Code
- **Tuscaloosa** Recovery Area Zoning
- **Virginia Beach** Oceanfront Form-Based Code

AREA CODES

- **Amherst** Mixed Use Activity Center Zoning Update
- **Arvada** Downtown Design Guideline Implementation
- **Charleston** Calhoun Street East/Cooper River Plan and Zoning Recommendations
- **Dallas** Mixed Use & TOD Districts
- **Fredericksburg** Area Plan Code Recommendations
- **Jackson** District 1 Zoning
- **Jackson** District 2 Zoning
- **Jackson** Districts 3-6 Zoning
- **Mansfield** Mixed Use Transition Zone
- **Missoula** Design Excellence Code
- **Nashville** Downtown Sign Code
- **Prince George's County** Mixed Use & TOD Districts
- **Sandy Springs** North End Districts
- **Savannah** Zoning Consultation
- **San Antonio** VIA Metropolitan Transit TOD Districts
- **Sun Valley** Comprehensive Plan Implementation

MODEL CODES

- **CPEX** Louisiana Model Coastal Toolkit
- **CPEX** Louisiana Model Land Use Toolkit
- **Teton Valley** Model Sustainability Code
- **VDOT** Urban Development Area Implementation

AREA PLANS

- **Broad Avenue** Area Plan
- **Fischer** Steel Area Plan
- **Galveston** Height and Density Study
- **Georgetown** Williams Drive Corridor Transportation and Land Use Plan
- **Glenview** Milwaukee Avenue Corridor Plan
- **Glenview** Waukegan Road Corridor Plan
- **Harrisonburg** Vision & Action Plan
- **Portales** Downtown Comprehensive Plan
- **Prince George's County** Green Line Implementation
- **Prince George's County** Port Towns Sector Plan
- **Prince George's County** Subregion 4 Centers
- **Providence I-195** Relocation Study
- **Simsbury** Route 10 Corridor Study

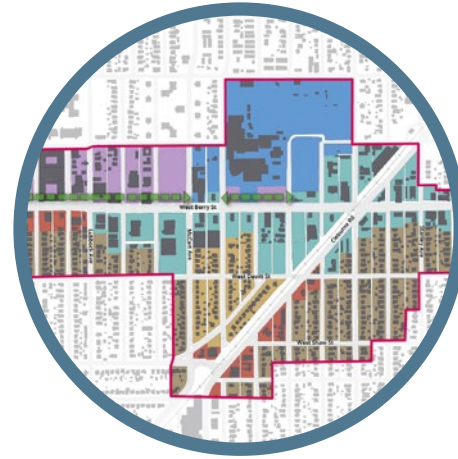
CITYWIDE PLANS

- **Atlanta** Comprehensive Development Plan
- **Charlottesville** Comprehensive Plan Update
- **Fate** Comprehensive Plan
- **Jena** Town Plan
- **Sandy Springs** Comprehensive Plan
- **St Louis** Strategic Land Use Plan Update

TECHNICAL STUDIES

- **AARP** Missing Middle Study
- **Denver** On-Call Services
- **Dubai** 2020 Expo Design Guidelines
- **Essential Smart Growth Fixes** for Urban and Suburban Zoning Codes
- **Green Building Toolkit** Implementation Workshops
- **Morrisville** Missing Middle Code Amendments
- **Tacoma** Urban Design Review Program

We work with communities across the US to...



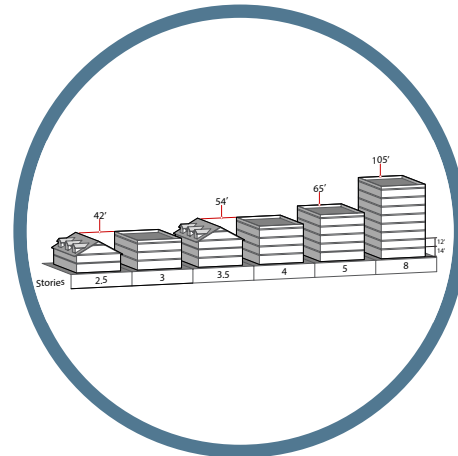
Bridge Vision to Implementation



Foster Infill + Diverse Housing Development



Craft Innovative Code Approaches



Draft Codes with Predictable Outcomes

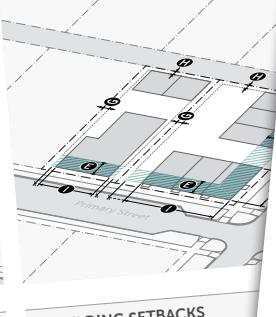
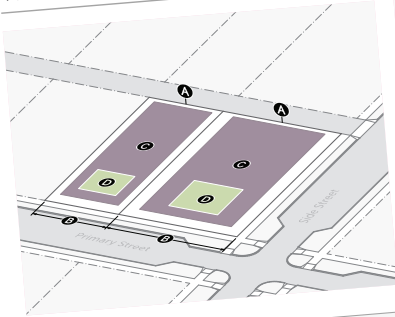


Create User-Friendly + Easy to Administer Codes

ARTICLE 19-2
ZONING DISTRICTS

2.3.6. RNX-C NEIGHBORHOOD FLEX C

A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	40'
Front access	25'
Side/rear access	
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	12
Base	16
Bonus	
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	70%
Up to 12 units	75%
13 to 16 units	10%
D Outdoor amenity space (min)	

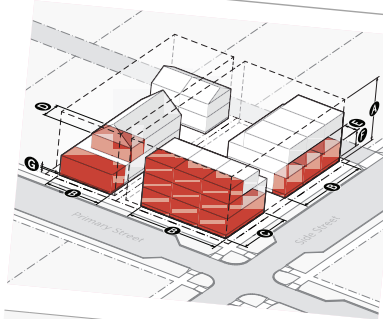
4. BUILDING SETBACKS	
E Primary street lot line (min/max)	
F Side street lot line (min/max)	
G Side lot line (min)	
H Rear/alley lot line (min)	
5. TRANSITIONS	
Transition type	
6. BUILD-TO	
Build-to width (min)	
I Primary street	
J Side street	
7. PARKING SETBACKS	
Primary street (min)	
Side street (min)	
8. FENCES AND WALLS	
Front yard height (min)	
Side street yard height (min)	
Side/rear yard height (min)	

NEIGHBORHOOD-SCALE

ARTICLE 19-2
ZONING DISTRICTS

RNX-C

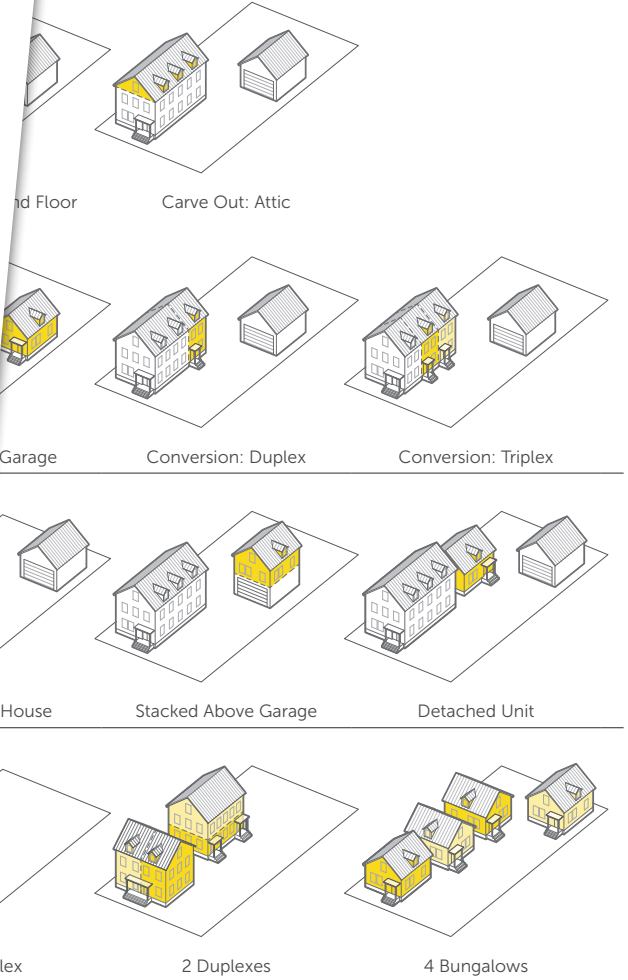
B. BUILDING



1. HEIGHT	
A Overall height (max stories/feet)	Sec. 2.11.10. 3 / 42'
2. MASSING	Sec. 2.11.11.
B Building width (max)	100'
C Building depth (max)	100'
Active depth (min)	
D Primary street	15'
E Side street	9'
3. GROUND STORY	Sec. 2.11.12.
F Story height (min)	10'
G Finish floor elevation (min/max)	
Residential	0' / 5'
Nonresidential	-2' / 5'

4. TRANSPARENCY	Primary St.	Side St.
	Sec. 2.11.13.	
H Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	10'	20'
5. ENTRANCES	Sec. 2.11.14.	
K Street-facing entry spacing (max)	30'	50'
Entry feature	Yes	Yes

SAMPLE UNIT CONFIGURATIONS



TODAY'S PRESENTATION

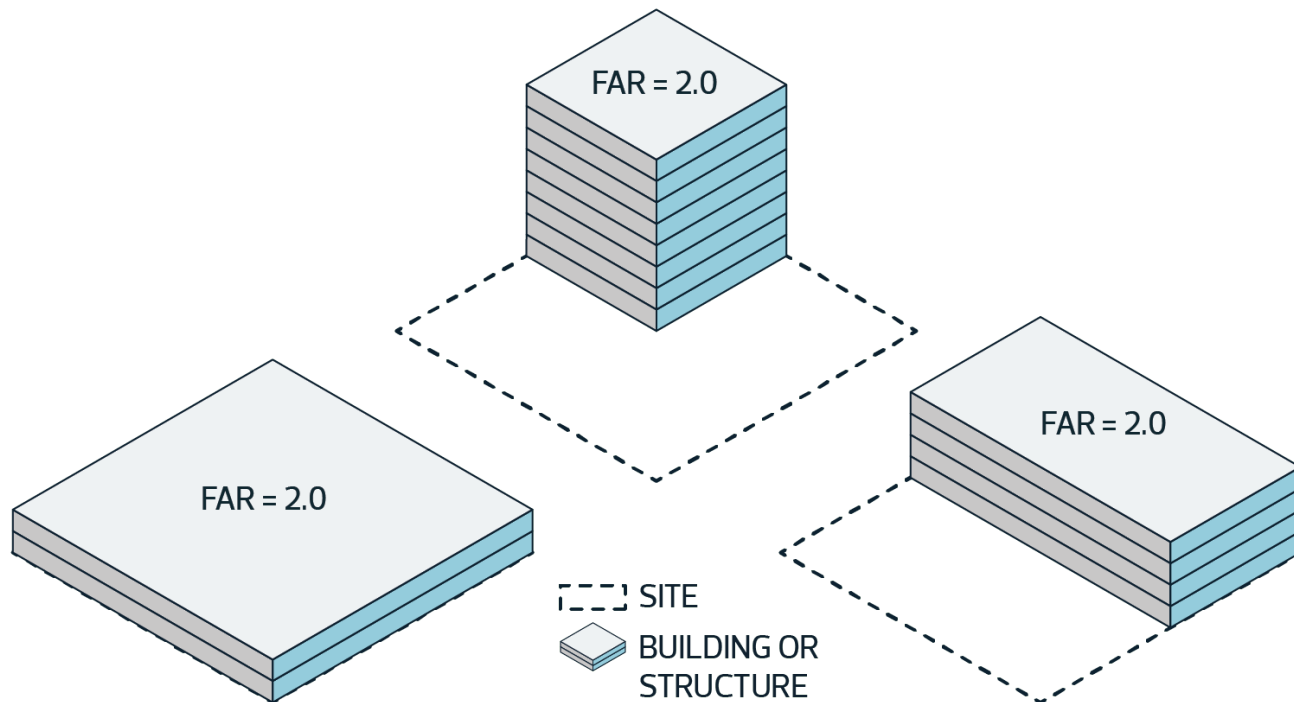
- 1. What is a Form-Based Code?**
“Form-Based Code” or just better zoning?
- 2. Why do our cities need better zoning?**
Understanding the role that zoning can play.
- 3. What is the right approach to zoning?**
Exploring ideas and best practices for the path ahead.
- 4. Where do we go from here?**
How to pave the way for better zoning.

An aerial, isometric illustration of a city street grid. The buildings are rendered in various colors like orange, grey, and white, with some featuring solar panels on their roofs. Green trees are scattered throughout the blocks, and small white cars are parked along the streets. A semi-transparent teal rectangle is overlaid in the center of the image, containing white text.

QUESTION 1:
**WHAT IS A
FORM-BASED CODE?**

OTHER STANDARDS

Over time, other **non-form standards** have been introduced, like **residential density**, **FAR** (Floor Area Ratio) or **parking minimums**. Intended to control negative impacts, they have sometimes resulted in unintended and undesirable outcomes.



FAR regulates bulk on a site, but can result in very different forms. These three buildings all have the **same FAR**.

So what is this standard saying?

CHANGING FOCUS TO FORM

Rigid **separation of uses** can be **unfriendly to pedestrians**, pushing residences apart from workplaces and shops. Often, **form outlasts use** and has **more impact on its surroundings**—so why not focus on what counts most?

In the past few decades, zoning has increasingly turned to **regulating form** and using it to restore **traditional patterns of urbanism**.



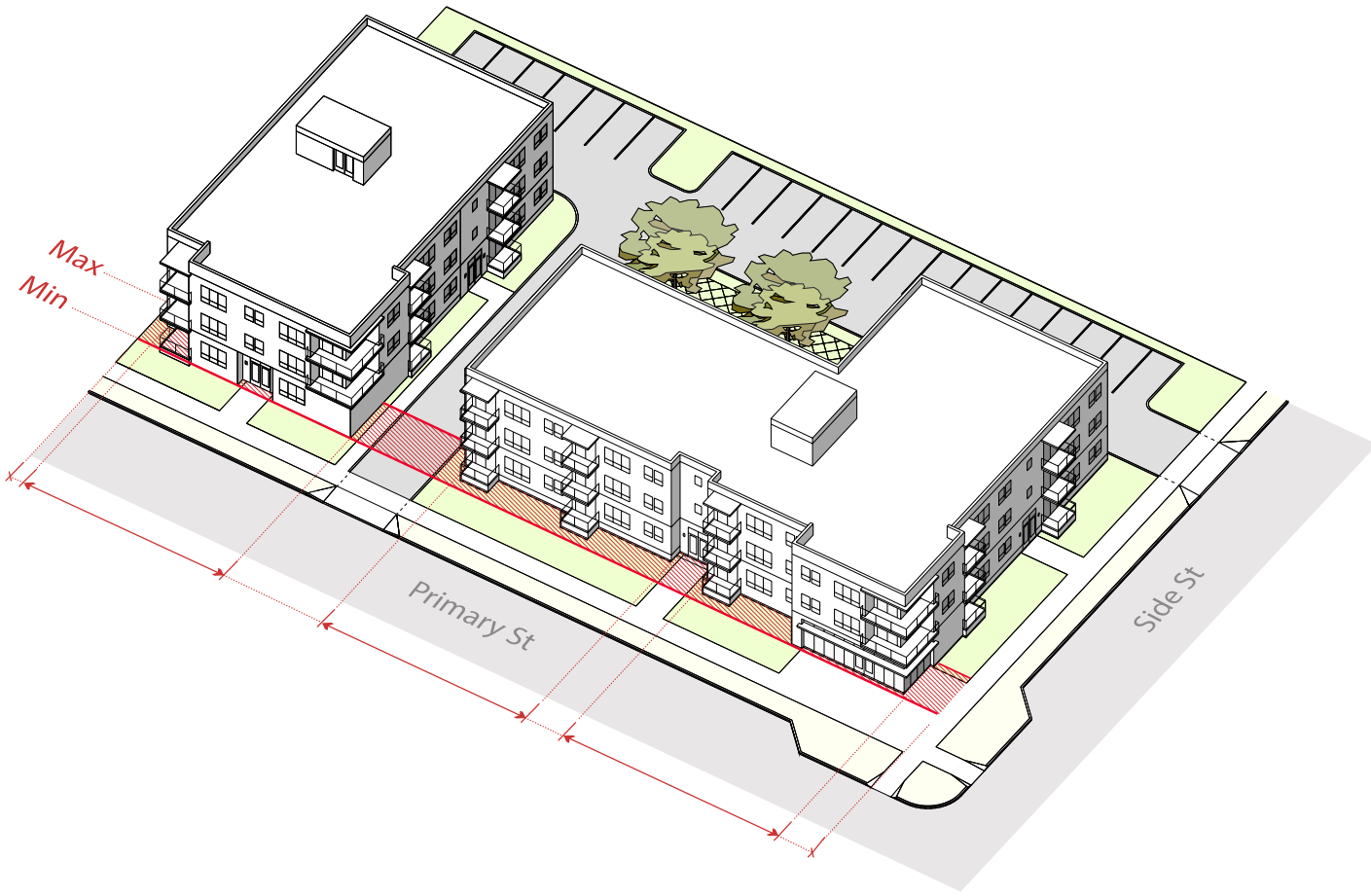
Rossi's "The Architecture of the City" (1966), one of the first popular calls for a renewed emphasis on form and reexamination of traditional urban patterns.

“FORM-BASED CODE” OR JUST BETTER ZONING?

Ultimately, Euclidean and form-based zoning are part of a **spectrum with a range of possibilities.**

Treating a “**form-based code**” as an entirely separate category can be misleading, so we prefer to call it “**form-focused,**” “**form-forward,**” or simply... **better zoning.**

BASICS ELEMENTS OF FORM? BUILDING PLACEMENT



ARTICLE 2. ZONING DISTRICTS
MIXED USE DISTRICTS

2.3.2. RX-4 RESIDENTIAL MIXED USE 4

A. Lot Standards

1. Lot Size	
A Lot width (min)	0'

2. Dwelling Units	
Dwelling units per building (max)	n/a

3. Coverage	
B Building coverage (max)	80%
C Amenity space (min)	15%

4. Building Setbacks	
1 Primary street (min/max)	5'/15'
2 Side street (min/max)	5'/15'
3 Side (min)	0'
Rear (min)	0'
4 Alley (min)	3'

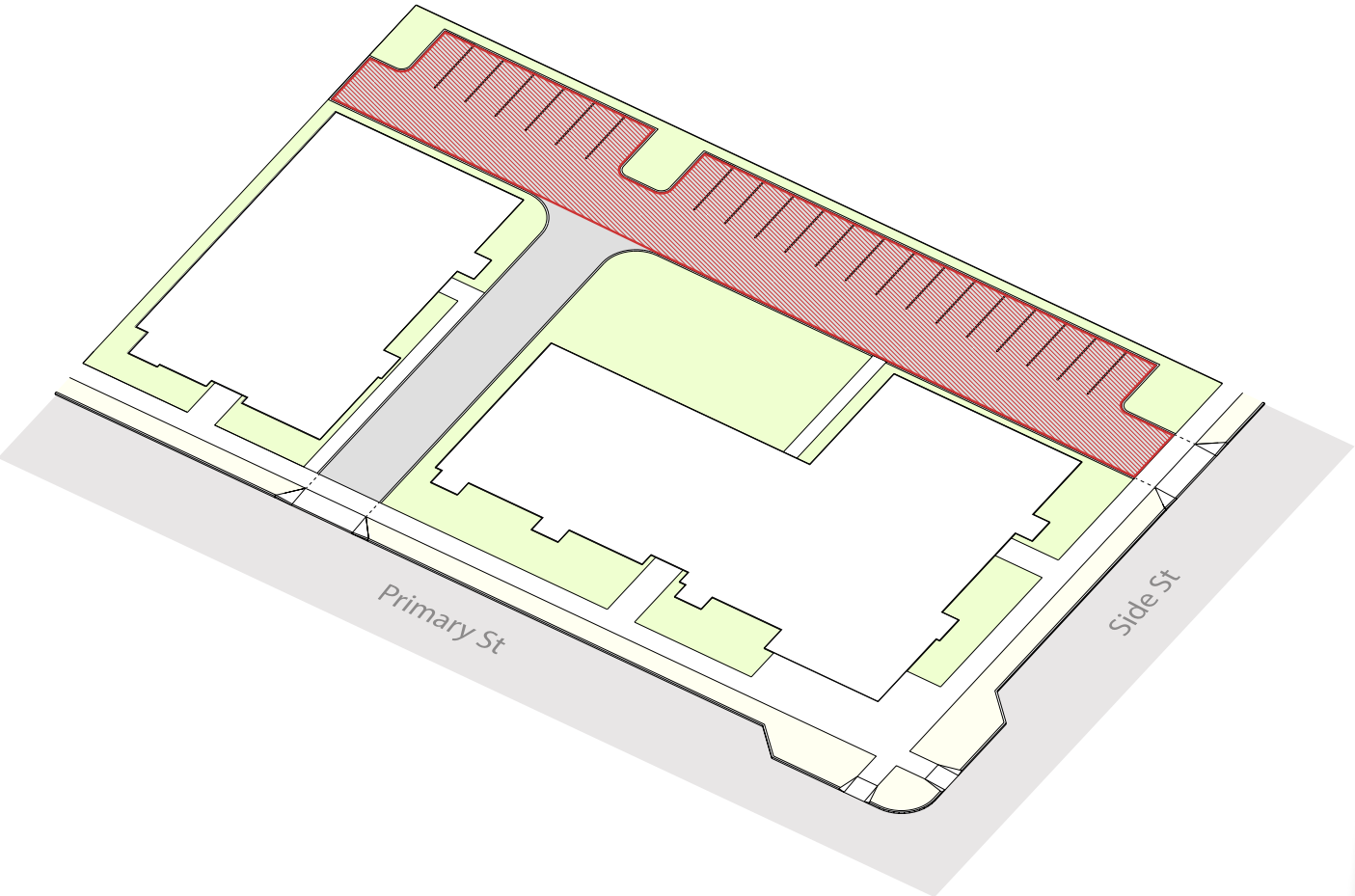
5. Build-to	
1 Primary street (min)	70%
2 Side street (min)	35%

6. Parking Location	
Parking between building & street	Not allowed

2-22 ZONING ORDINANCE | RICHMOND, VA

DRAFT | MARCH 10, 2025

BASICS ELEMENTS OF FORM? PARKING LOCATION



ARTICLE 2. ZONING DISTRICTS
MIXED USE DISTRICTS

2.3.2. RX-4 RESIDENTIAL MIXED USE 4

A. Lot Standards

1. Lot Size	
A Lot width (min)	0'

2. Dwelling Units	
Dwelling units per building (max)	n/a

3. Coverage	
B Building coverage (max)	80%
C Amenity space (min)	15%

4. Building Setbacks	
D Primary street (min/max)	5'/15'
E Side street (min/max)	5'/15'
F Side (min)	0'
Rear (min)	0'
G Alley (min)	3'

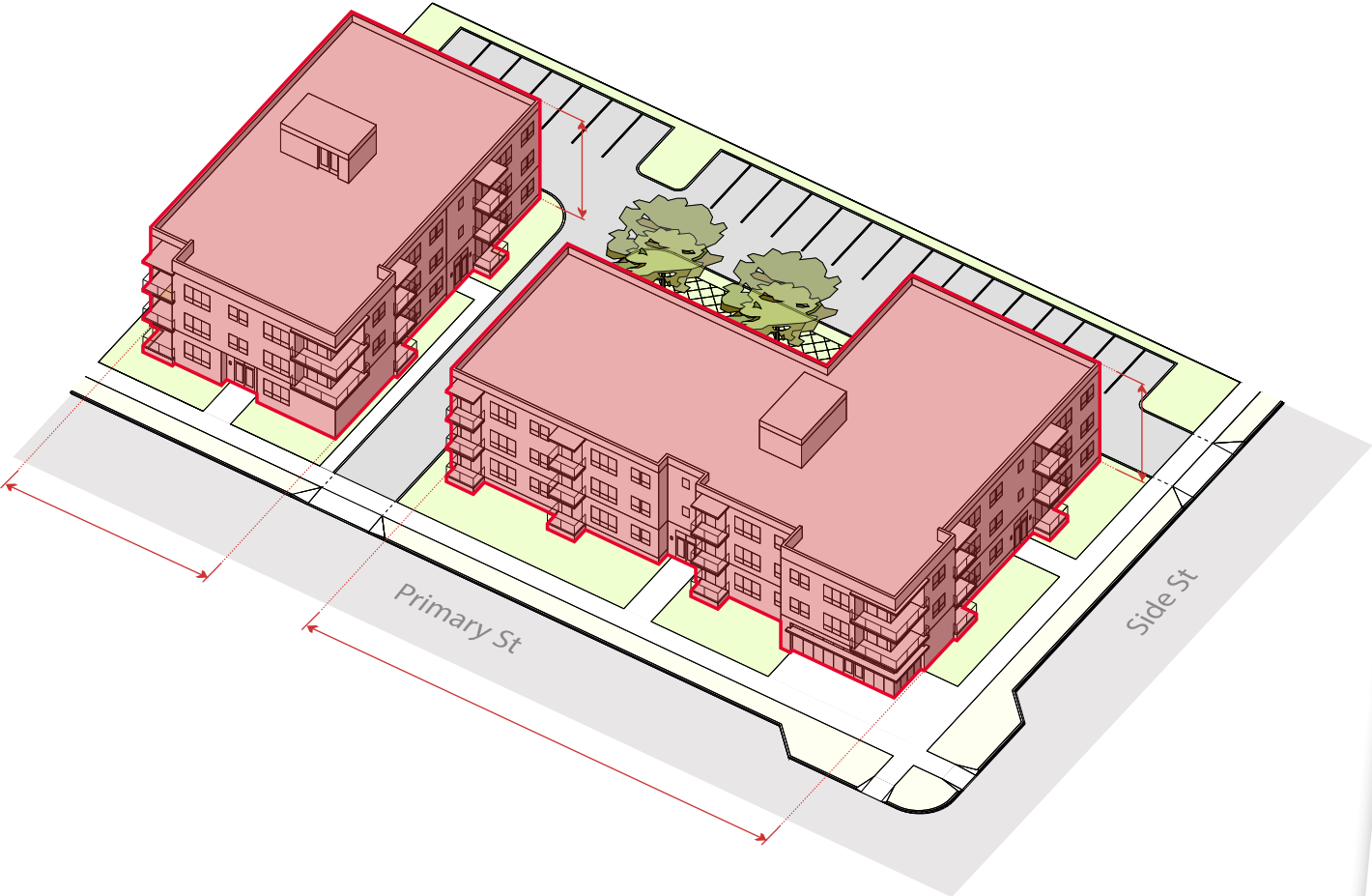
5. Build-to	
H Primary street (min)	70%
I Side street (min)	35%

6. Parking Location	
Parking between building & street	Not allowed

2-22 ZONING ORDINANCE | RICHMOND, VA

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BASICS ELEMENTS OF FORM? BUILDING MASSING



ARTICLE 2. ZONING DISTRICTS
MIXED USE DISTRICTS

RX-4

B. Building Standards

1. Massing

A Building height (max)	4 stories/55'
B Building width (max)	175'

2. Active Depth

C Primary street (min)	9'
D Side street (min)	9'

3. Ground Story

E Ground story height (min)	
Residential	10'
Nonresidential	12'
Finished floor elevation (min/max)	-2'-4"

4. Windows

	Primary St.	Side St.
F Ground story (min)		
Residential	20%	20%
Nonresidential	40%	20%
G Upper story (min)	15%	15%
H Blank wall width (max)	15'	25'

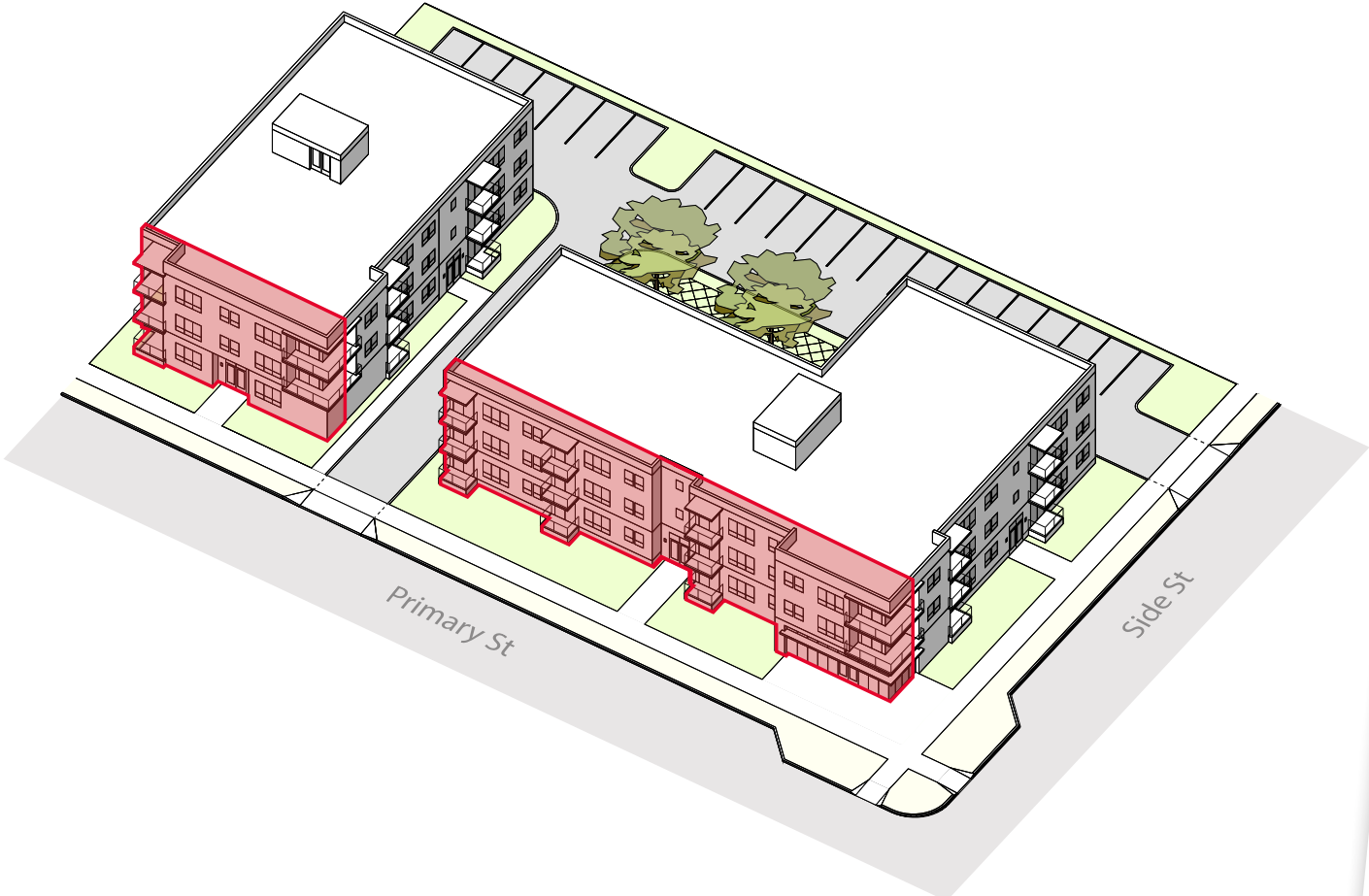
5. Doors

I Street-facing entry spacing (max)	50'	75'
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ZONING ORDINANCE | RICHMOND, VA 2-23

BASICS ELEMENTS OF FORM? ACTIVATION



ARTICLE 2. ZONING DISTRICTS
MIXED USE DISTRICTS

RX-4

B. Building Standards

1. Massing			
A	Building height (max)	4 stories/55'	
B	Building width (max)	175'	

2. Active Depth			
C	Primary street (min)		
D	Side street (min)	9'	

3. Ground Story			
E	Ground story height (min)		
	Residential	10'	
	Nonresidential	12'	
	Finished floor elevation (min/max)	-2'-4"	

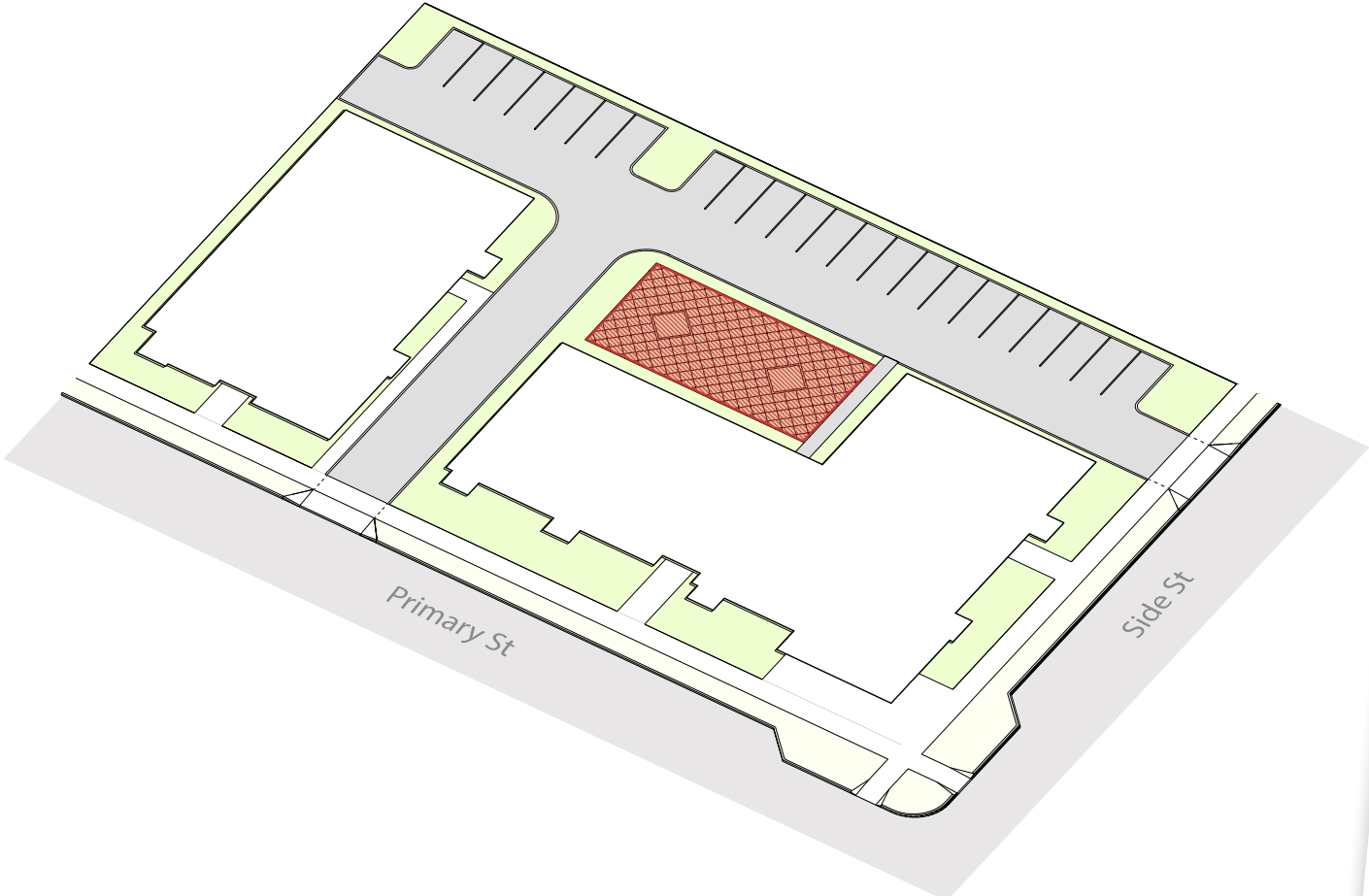
4. Windows		Primary St.	Side St.
F	Ground story (min)		
	Residential	20%	20%
	Nonresidential	40%	20%
G	Upper story (min)	15%	15%
H	Blank wall width (max)	15'	25'

5. Doors		Primary St.	Side St.
I	Street-facing entry spacing (max)	50'	75'

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ZONING ORDINANCE | RICHMOND, VA 2-23

BASICS ELEMENTS OF FORM? OPEN SPACE



ARTICLE 2. ZONING DISTRICTS
MIXED USE DISTRICTS

2.3.2. RX-4 RESIDENTIAL MIXED USE 4

A. Lot Standards

1. Lot Size	
A Lot width (min)	0'

2. Dwelling Units	
Dwelling units per building (max)	n/a

3. Coverage	
B Building coverage (max)	80%
C Amenity space (min)	15%

4. Building Setbacks	
D Primary street (min/max)	5'/15'
E Side street (min/max)	5'/15'
F Side (min)	0'
Rear (min)	0'
G Alley (min)	3'

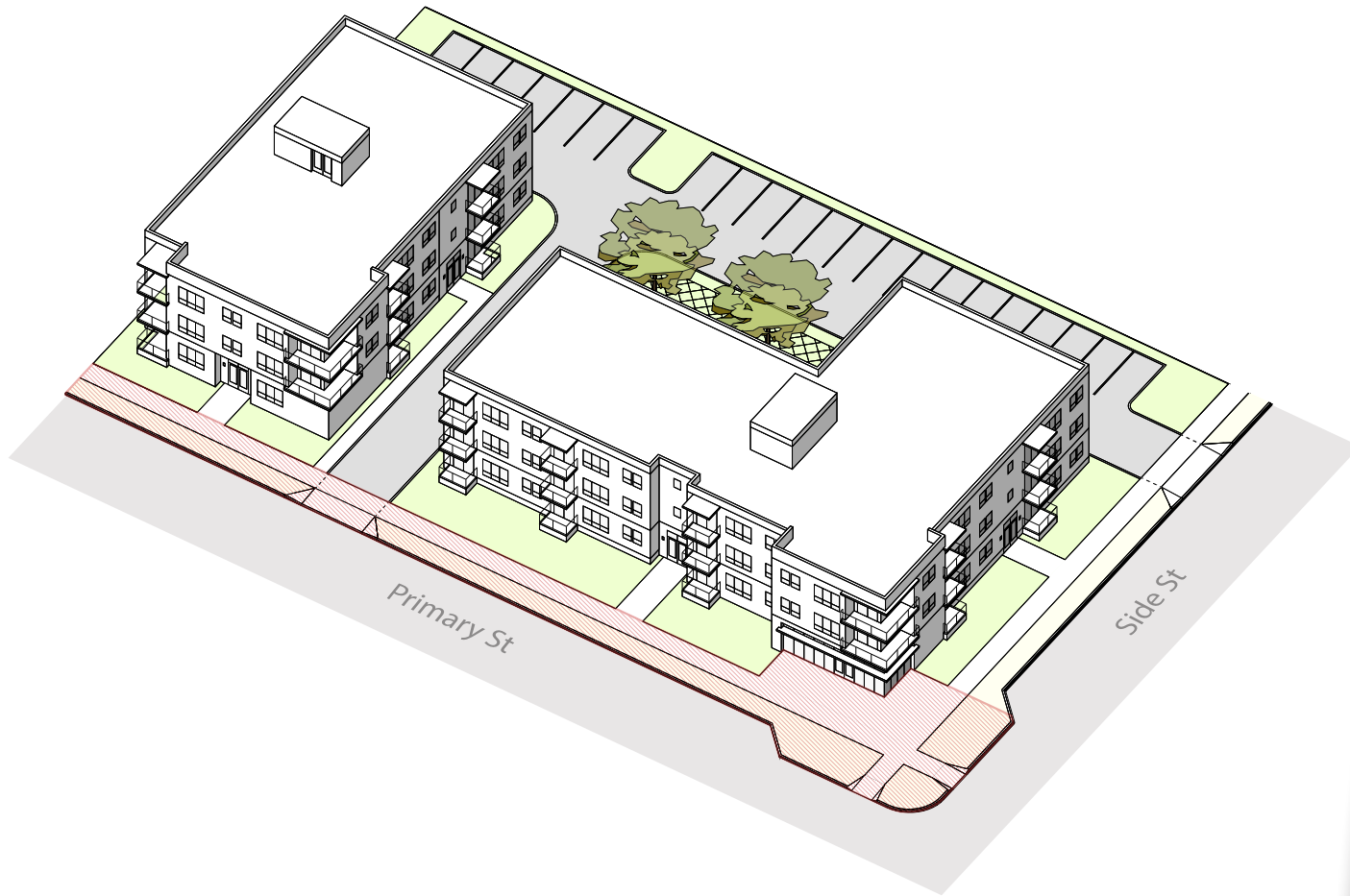
5. Build-to	
H Primary street (min)	70%
I Side street (min)	35%

6. Parking Location	
Parking between building & street	Not allowed

2-22 ZONING ORDINANCE | RICHMOND, VA

DRAFT | MARCH 10, 2025

BASICS ELEMENTS OF FORM? PUBLIC REALM



CHAPTER 2
ZONING DISTRICTS

SEC. 3002.5. COMMUNITY-SCALE


2.5.6. C5 COMMUNITY 5

A. SITE

1. Size	
Width (min)	2.2.2
Front access	35'
Side/rear access	15'
2. Dwelling Units	
Max per site	2.2.3
	Unlimited
3. Amenity	
Outdoor amenity space (min)	2.2.4
4. Walls & Fences	
Front yard height (max)	Type C4 6'
Side street yard height (max)	Type C4 6'
Side/rear yard height (max)	Type C5 6'
5. Streetscape	
Pedestrian zone (min)	2.2.6
Furniture zone (min)	7'
Planting strip type	6'
Trees in planting strip	Tree lawn/ grates 30' avg. on center
6. Setbacks	
Primary street boundary line (min/max)	2.2.7 5'/15'
Side street boundary line (min/max)	3'/15'
Rear/side boundary line (min)	0'
Alley boundary line	3' or 20' min
7. Transitions	
Setback from transition boundary line (min)	2.2.8 10'
8. Street Build-Out	
Primary street (min)	2.2.9 75%
Side street (min)	45%
9. Parking Location	
	2.2.10 No parking between the building and the street

2-80 Neighborhood Form-Based Code | Cleveland, Ohio

DRAFT November 22, 2023

An aerial, isometric illustration of a city street grid. The buildings are rendered in various colors like orange, grey, and white, with some featuring solar panels on their roofs. Green trees are scattered throughout the blocks, and small white cars are parked along the streets. A semi-transparent teal rectangle is overlaid in the center, containing white text.

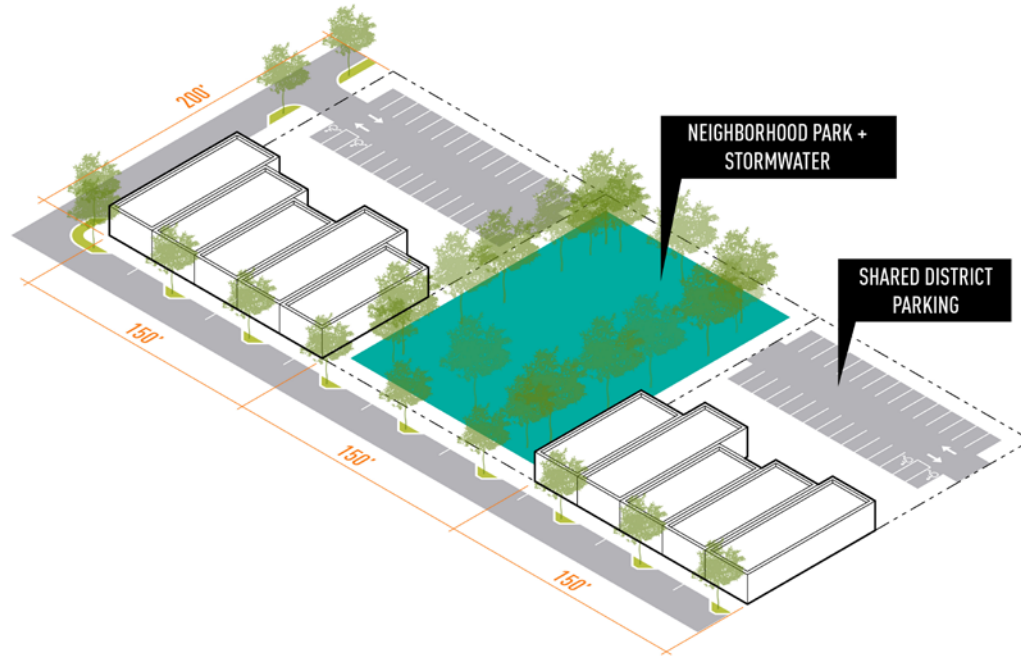
QUESTION 2:
**WHY DO OUR CITIES NEED
BETTER ZONING?**

ISSUE 1: URBAN QUALITY OF LIFE



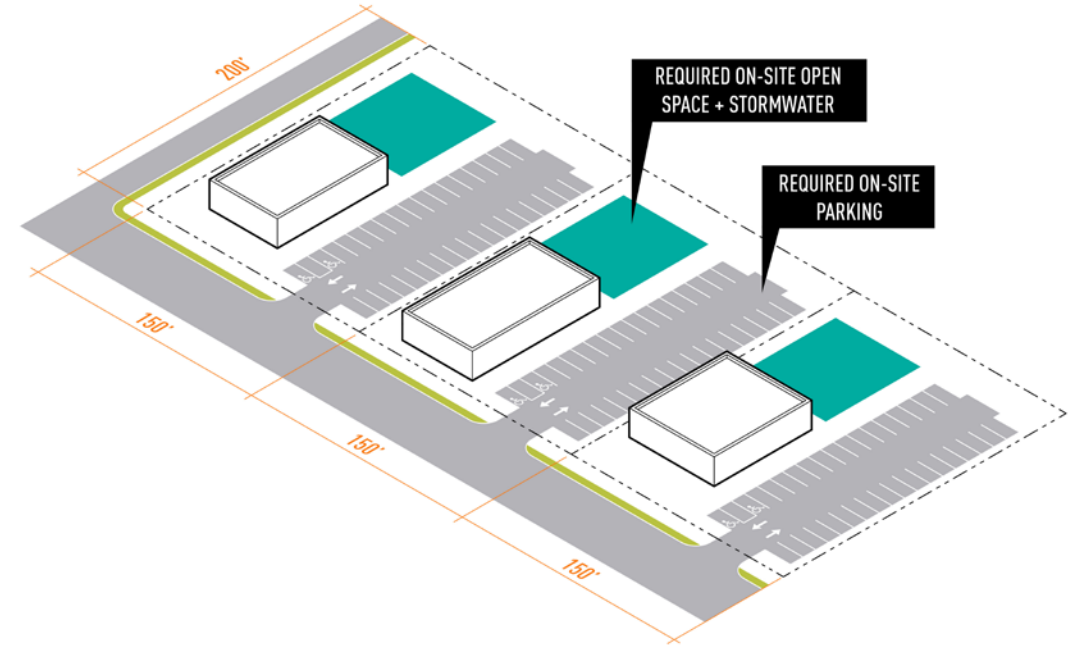
Badly-crafted zoning has contributed to **bad quality of life** in our cities, suburbs and towns. Scenes like this are a product of **use separation**, and **badly-regulated form**.

CURRENT LAWS FAVOR SUBURBAN DEVELOPMENT



TRADITIONAL INFILL DEVELOPMENT PATTERN

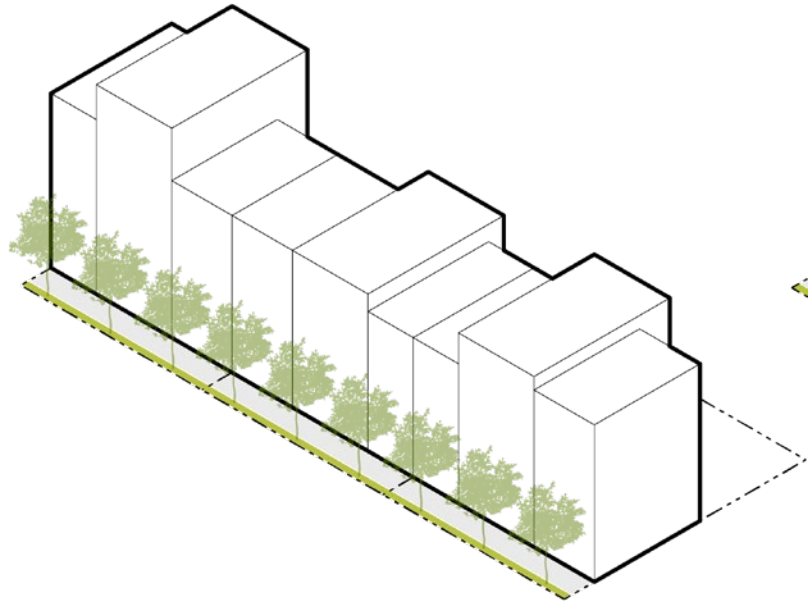
- + Shared access to infrastructure to meet development standards: access, parking, stormwater, open space.
- + Mix of uses and building types generally allowed.
- + Results in tighter-knit development patterns.



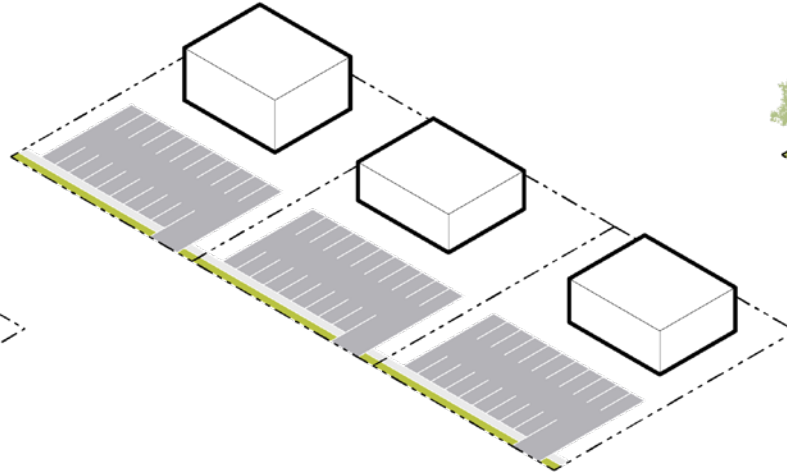
CONVENTIONAL SUBURBAN DEVELOPMENT PATTERN

- + Requires each development to meet its own development standards: access, parking, stormwater, open space.
- + Generally requires separation of uses.
- + Results in larger parcels required for each development.

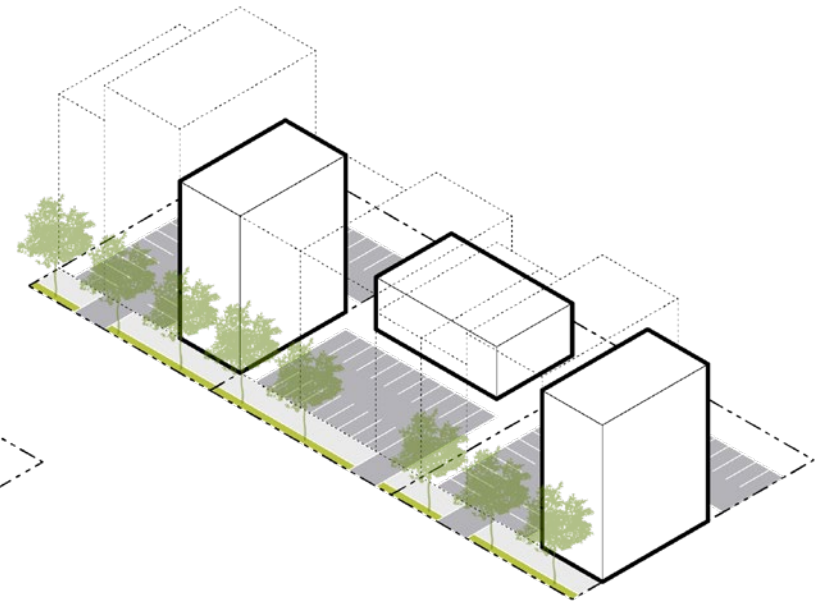
THOSE LAWS GOT APPLIED TO CITIES



**PRE-WWII
DEVELOPMENT PATTERN**



**SUBURBAN
DEVELOPMENT PATTERN**



**SUBURBAN REGULATIONS
APPLIED TO CITIES**

INCLUDING LOSS OF HOUSING DIVERSITY



New development is often **out of character** and **reduces the diversity and affordability** of housing stock.



Neighborhood-serving buildings and businesses are “illegal” under existing zoning.



Many beloved parts of cities **can't be rebuilt today.**

INCLUDING LOSS OF HOUSING DIVERSITY



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Neighborhood-serving buildings and **businesses** are “illegal” under existing zoning.



Many beloved parts of the city **can't be rebuilt today.**

WILL BETTER ZONING REPAIR MY NEIGHBORHOOD?



Yes and no. Zoning **can't force the market to build** what it doesn't want to, but often development follows the **path of least resistance.**

ISSUE 2: HOUSING AFFORDABILITY



Staff for the Miami-Dade County Homeless Trust in Florida tally the number of people living unsheltered in downtown Miami, late on Jan. 26, 2024. The annual point-in-time count is a nationwide census mandated by the U.S. Department of Housing and Urban Development.

More than 770,000 people were living in shelters or outside in January, according to an annual federal report on homelessness by the Department of Housing and Urban Development. The number is up 18% from last year's count — which had also jumped from the year before — and is the largest number since HUD started doing this report in 2007.

HUD released its report Friday, based on the January "point-in-time" survey in cities around the country. The results punctuated a trend advocates for homeless



The city's water tower in Celina, Texas. City Government of Celina, Texas

...zanne D'Amico moved from Dallas an hour north to Celina, Texas, there was one grocery store, longhorn cattle packed the local pizzeria after...
"It felt like we were on another planet at night. Farmers wearing overalls gathered for morning coffee, teenagers and neighbors prayed together at church on Sunday."
...civilized."
...where she raised her

Deteriorating Rental Affordability An Update on America's Rental Housing

DECEMBER 2024 | WHITNEY AIRGOOD-OBRYCKI, ALEXANDER HE
SOPHIA WEDEEN



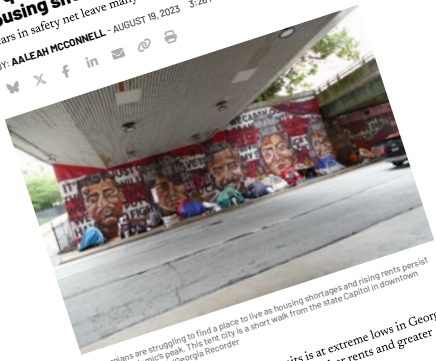
Rising Costs of Homeownership Are a Growing Burden

FEBRUARY 2025 | DANIEL MCCUE, WHITNEY AIRGOOD-OBRYCKI,
AND PEYTON WHITNEY



No quick fix for Georgia's affordable housing shortage

Tears in safety net leave many without roof overhead
BY: AALEAH MCCONNELL - AUGUST 18, 2023 3:26 PM



Georgians are struggling to find a place to live as housing shortages and rising rents persist after the pandemic peak. This tent city is a short walk from the state Capitol in downtown Atlanta. John McConell/Georgia Recorder

Home affordability crisis taking a toll on America's young adults

Many Americans — especially young adults — have been priced out of buying a home, and given up on ownership entirely
By Breck Dumas | FOXBusiness

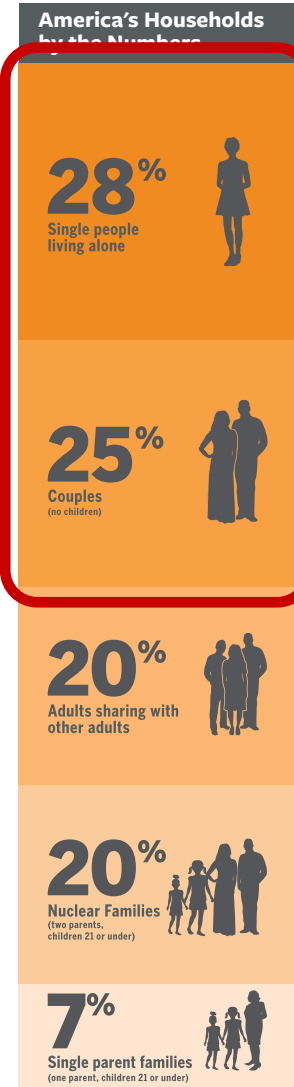
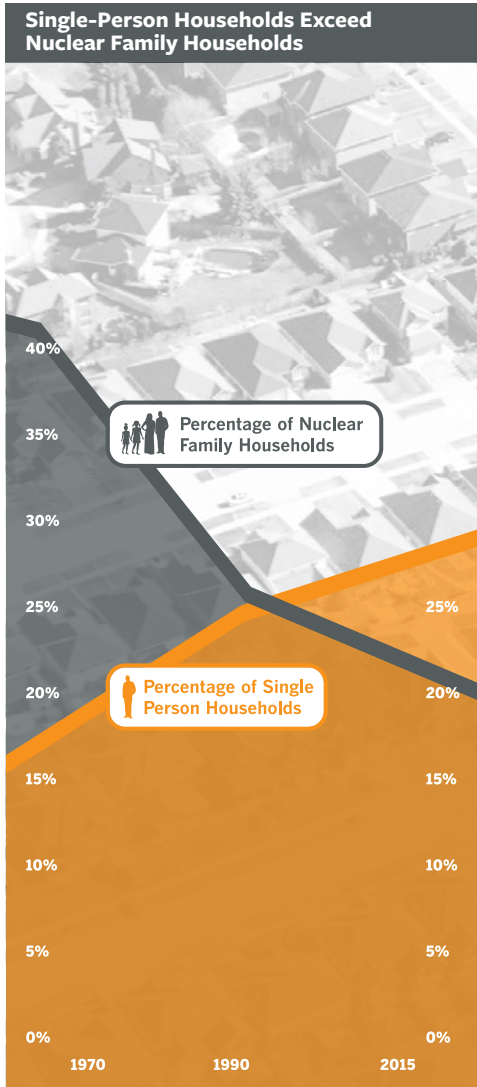
The future workforce needs affordable housing: Bruce Mosler
...ushman & Wakefield Chairman of Global Brokerage Bruce Mosler discusses President...
...ould Trumps impact on commercial real estate and how Americans are handling 7...
...ent mortgage rates.
...buy a home has become increasingly...
...s are concerned abo...
...her bit...

Housing Underproduction in the U.S.

2024

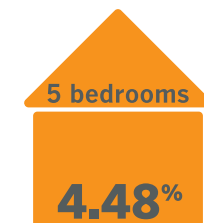
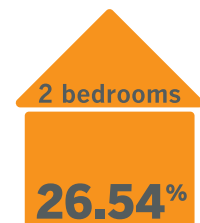
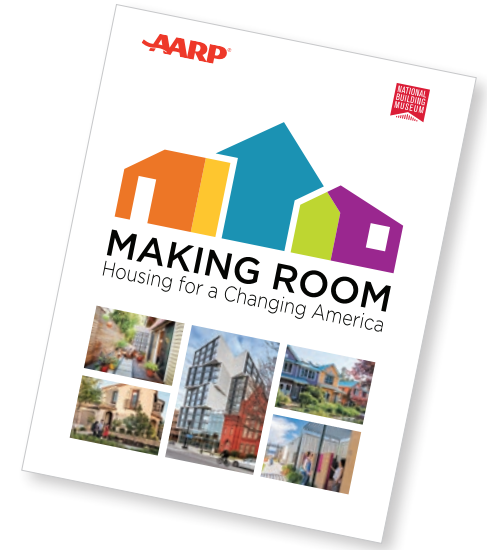


CHANGING DEMOGRAPHICS

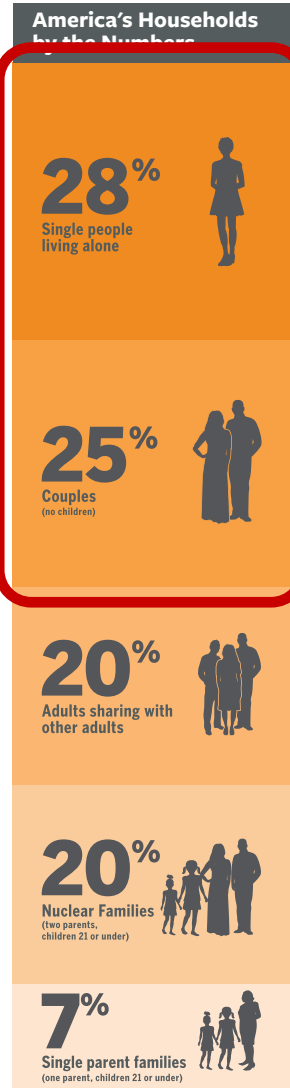
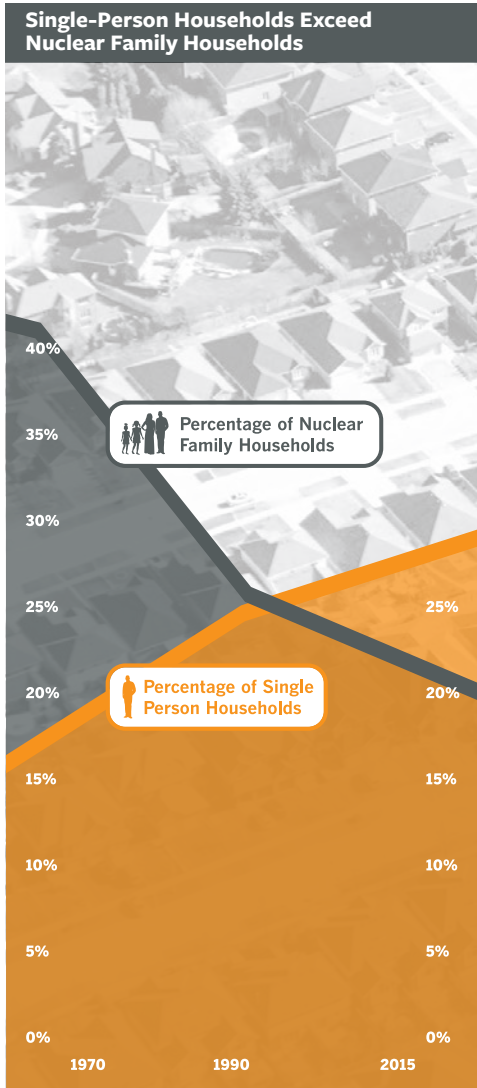


→ **53%**
OF AMERICAN HOUSEHOLDS

12.5%
OF HOUSING STOCK

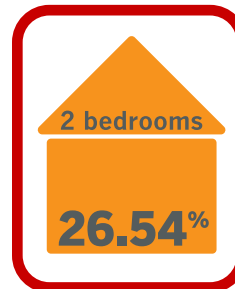


CHANGING DEMOGRAPHICS

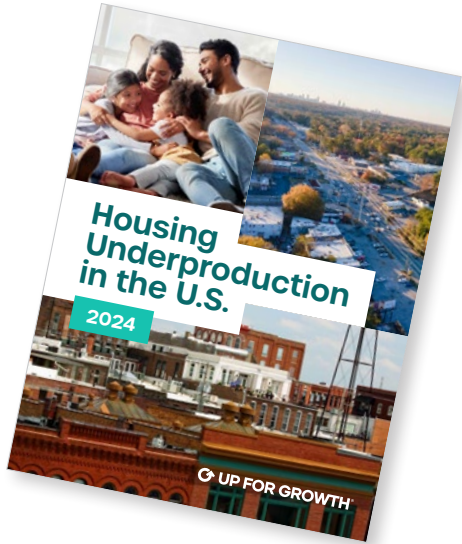
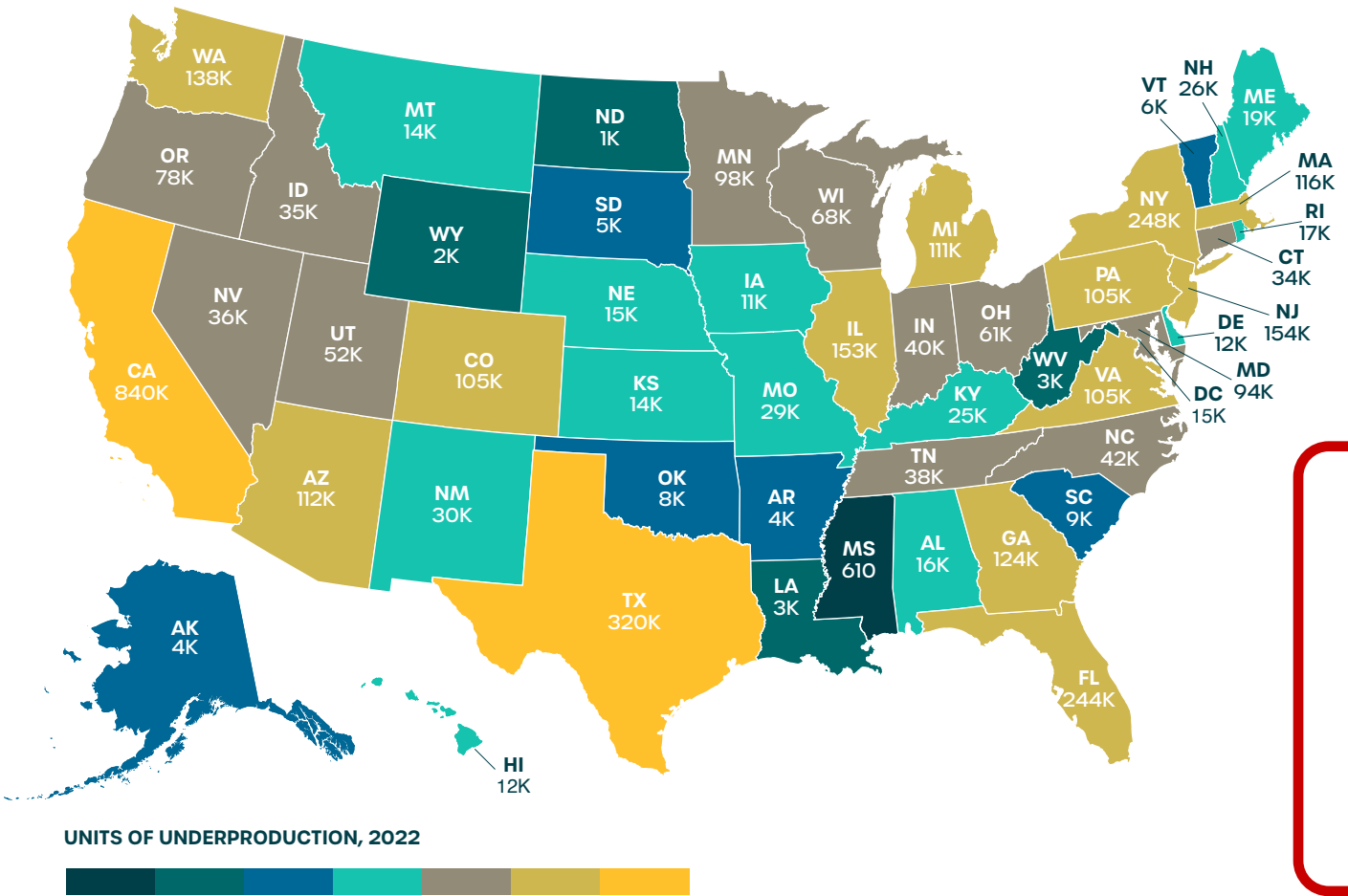


→ **53%**
OF AMERICAN HOUSEHOLDS

39%
OF HOUSING STOCK

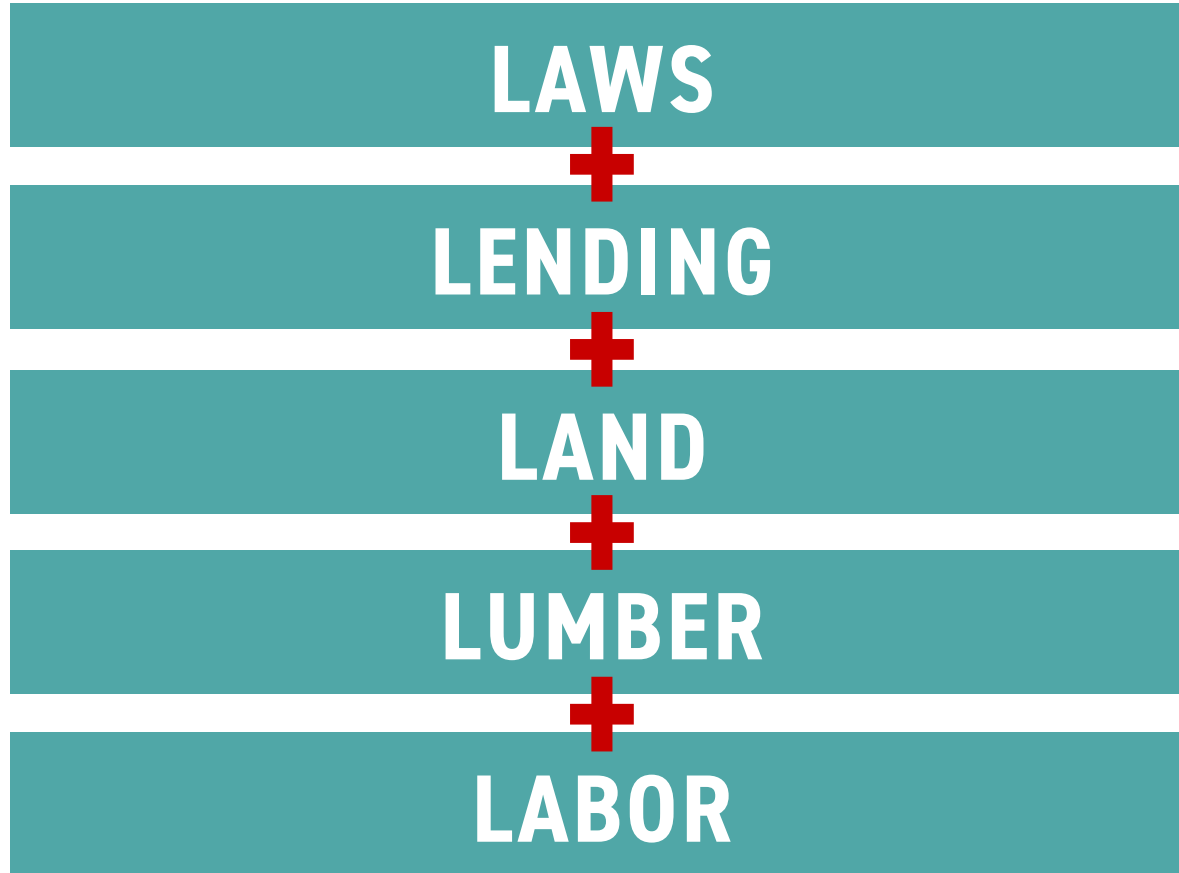


UNDER SUPPLY OF HOUSING



National Housing Underproduction	
2012	2019
1.65 Million	3.79 Million
2021	2022
3.89 Million	3.85 Million

THE 5 L'S OF DEVELOPMENT COST



**COST TO DELIVER
UNIT OF HOUSING**

THE 5 L'S OF DEVELOPMENT COST

LAWS

LENDING

LAND

LUMBER

LABOR



Influenced by
the **MARKET**

THE 5 L'S OF DEVELOPMENT COST

LAWS

LENDING

LAND

LUMBER

LABOR



Influenced
by **REGULATION**
passed by
legislatures

THE 5 L'S OF DEVELOPMENT COST

LAWS

LENDING

LAND

LUMBER

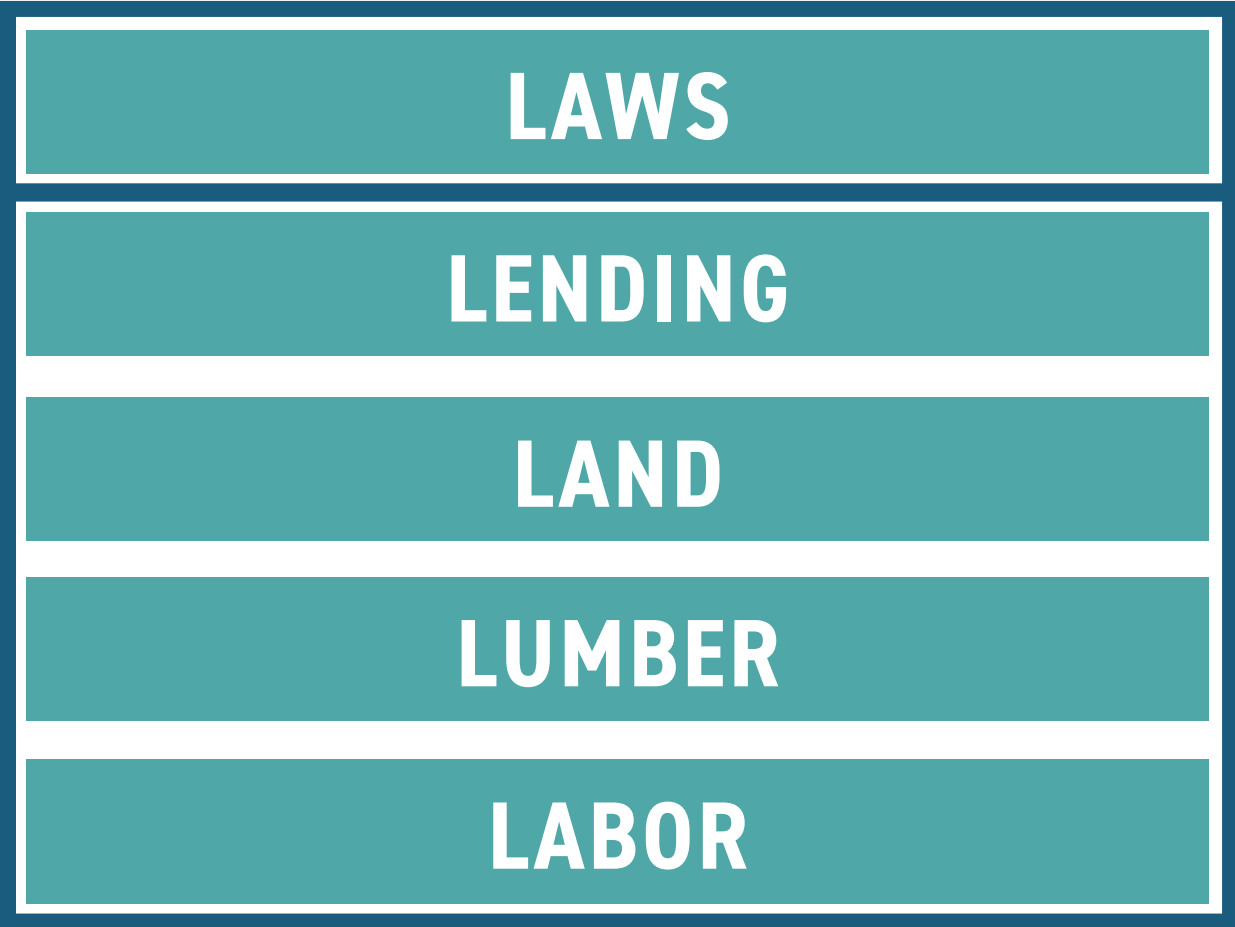
LABOR



Set the **PATH OF PREDICTABILITY.**

Where there is certainty, development dollars will follow.

PUTTING PUBLIC DOLLARS TO THE BEST USE

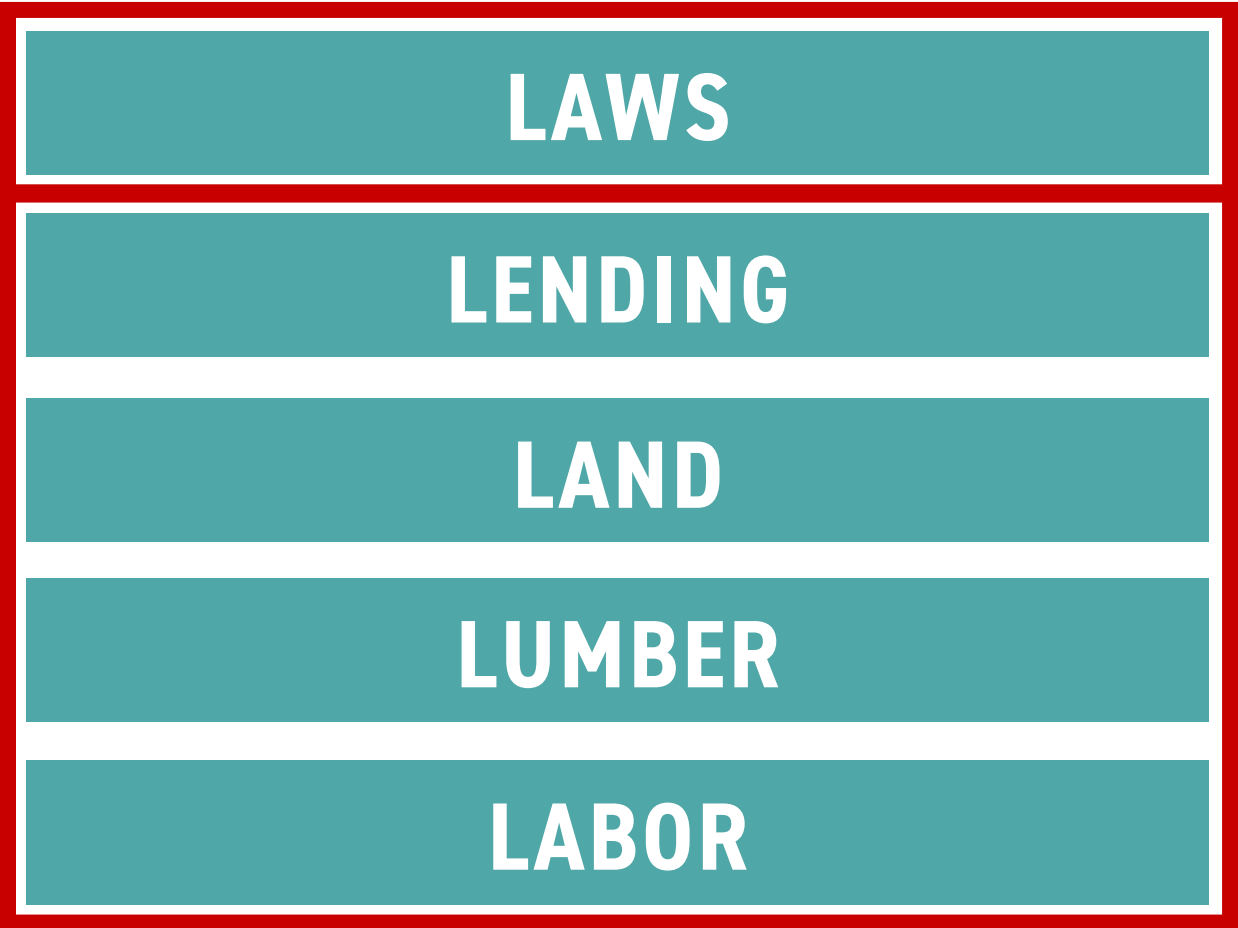


Allow for **SUPPLY** of more housing by-right.



Focus subsidy on **AFFORDABILITY + STABILIZATION.**

IF REGULATIONS AREN'T ADDRESSED



SUBSIDY is needed to navigate regulations.



LESS MONEY to deliver affordable units.

ONE OUTCOME: POOR ZONING

QUALITY OF LIFE



- + Suburban standards applied to urban areas **incentivize auto-oriented infill development.**
- + Existing buildings are “non-conforming,” **adding red tape** to updates and modifications.
- + Separation of uses and poor interface with the public realm **discourages walking and cycling.**

AFFORDABILITY



- + Limitations on density combined with minimum lot size requirements **force large, expensive units.**
- + Minimum parking requirements add cost, which is **downloaded to residents.**

ANOTHER OUTCOME: BETTER ZONING

QUALITY OF LIFE



- + Standards **tuned to traditional urban patterns**, including lot sizes, setbacks and mix of uses.
- + Encourage **infill that matches these patterns** by permitting it by right.
- + **Transform suburban and auto-oriented areas** by gradually applying more urban standards to them.

AFFORDABILITY




















- + Flexible approach to density and lot size allow for **gentle intensification of neighborhoods** and **diversity of housing types**, including **more affordable options**.
- + Removal of parking requirements **reduces burden on residents**.

An aerial, isometric illustration of a city neighborhood. The scene shows a mix of multi-story buildings, some with solar panels on their roofs, interspersed with green trees and parking lots. The style is clean and modern, with a focus on urban planning and architecture. A semi-transparent teal rectangle is overlaid in the center, containing the text.

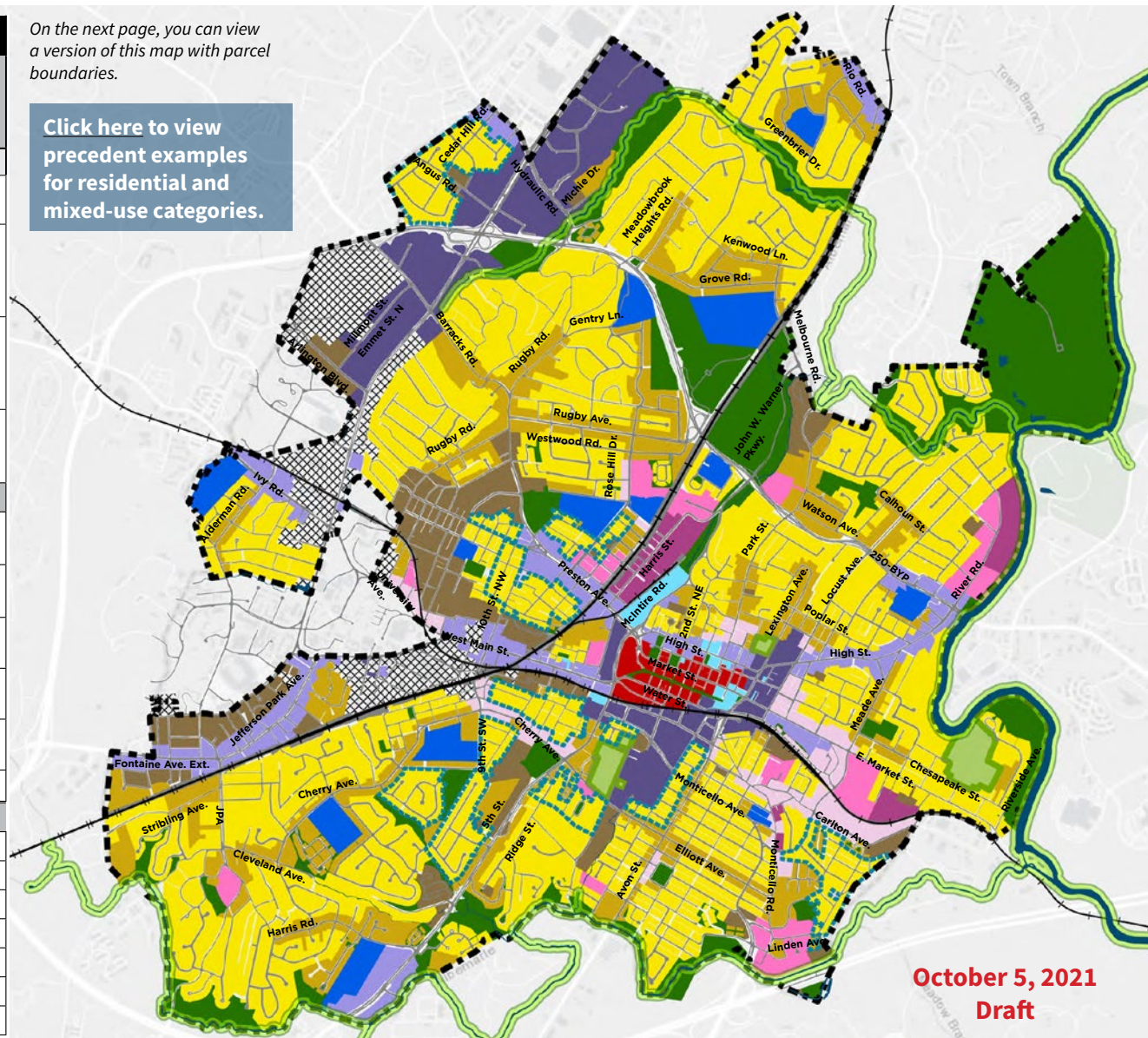
QUESTION 3:
**WHAT IS THE RIGHT
APPROACH TO ZONING?**

THE PLAN COMES FIRST: CHARLOTTESVILLE, VA

Future Land Use Map	
RESIDENTIAL	
<i>Limited commercial uses allowed in all residential districts, to be further described in the Zoning Ordinance. Zoning tools will regulate affordability and maximum allowable development for all residential and mixed-use categories.</i>	
Description	
	General Residential: Allow for additional housing choice within existing residential neighborhoods throughout the city.
	General Residential (Sensitive Community Areas): Allow for additional housing choice, and tools to mitigate displacement, within existing residential neighborhoods that have high proportions of populations that may be sensitive to displacement pressures.
	Medium Intensity Residential: Increase opportunities for housing development including affordable housing, along neighborhoods corridors, near community amenities, employment centers, and in neighborhoods that are traditionally less affordable.
	Higher-Intensity Residential: Provide opportunities for higher density, multi-family focused development. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.
MIXED USE NODES AND CORRIDORS	
	Neighborhood Mixed Use Corridor: Neighborhood-scaled mixed use areas arranged along corridors that support existing residential districts.
	Neighborhood Mixed Use Node: Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings.
	Business and Technology Mixed Use: Light industrial and production uses, with other commercial and residential uses (where appropriate).
	Urban Mixed Use Corridor: Higher intensity mixed use development arranged along corridors between employment, commercial, and civic hubs of the city.
	Urban Mixed Use Node: Urban mixed use districts that support community housing, employment, and commercial development.
	Downtown Core: A primary, central mixed use activity hub for the city.
OTHER CATEGORIES	
	Open Spaces and Parks: Includes both public and private spaces
	Cemetery: Includes both public and private cemeteries
	Civic: Includes governmental buildings
	Education: Charlottesville City Schools and Non-City Schools
	UVA: Properties owned by the University of Virginia
	Stream Buffer: 100' buffer
	City of Charlottesville Boundary and Urban Development Area

On the next page, you can view a version of this map with parcel boundaries.

[Click here to view precedent examples for residential and mixed-use categories.](#)



October 5, 2021
Draft

THE PLAN COMES FIRST: CHARLOTTESVILLE, VA

Description	Form	Height	Use and Affordability
<p>General Residential Allow for additional housing choice within existing residential neighborhoods throughout the city.</p>	<p>Compatible with existing context, including house-sized structures with similar ground floor footprint area and setbacks as surrounding residential structures. Zoning tools will define contextual building form and neighborhood compatibility criteria for development.</p>	<p>Up to 2.5 stories.</p>	<p>Up to 3-unit dwellings including existing single-family splits, accessory dwelling units (ADUs), and new housing infill. Zoning ordinances will consider ways to support townhomes in this category on a site-specific basis.</p> <p>Allow up to 4-unit dwellings if the existing structure is maintained.</p> <p>Allow additional units and height under an affordability bonus program or other zoning mechanism.</p>

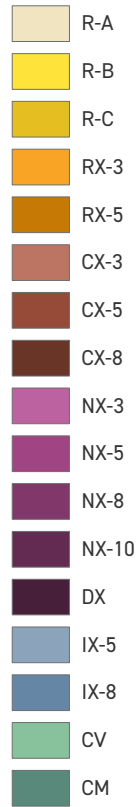
THE PLAN COMES FIRST: CHARLOTTESVILLE, VA

<p>Medium Intensity Residential</p> <p>Increase opportunities for housing development including affordable housing, along neighborhoods corridors, near community amenities, employment centers, and in neighborhoods that are traditionally less affordable.</p>	<p>Compatible with existing residential and historic neighborhood context. House-sized infill to include structures with similar building height, building width, and side and front yard setbacks as surrounding residential structures. Zoning tools will define building form and neighborhood compatibility criteria for development (e.g., lot coverage, topography, parking, environmental resources, etc.)</p>	<p>Up to 4 stories.</p>	<p>Allow small, “house-sized” multi-unit buildings (up to 12-unit dwellings), accessory dwelling units (ADUs), cottage courts, and rowhouses / townhouses. Utilize a bonus program or other inclusionary zoning mechanism to support affordability.</p>
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THE PLAN COMES FIRST: CHARLOTTESVILLE, VA

KEY

PROPOSED ZONING




















STREET TYPOLOGY



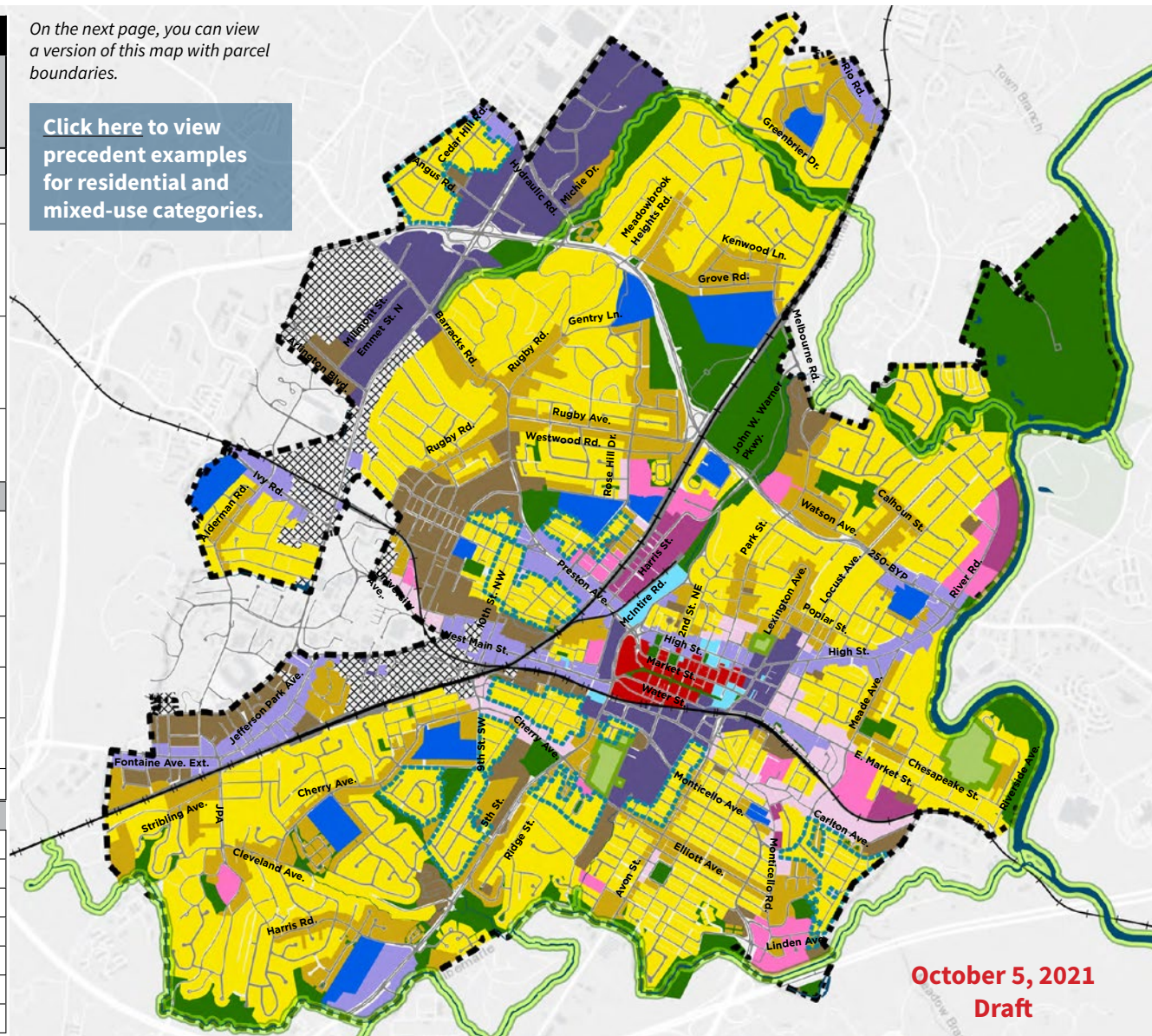
Esri Community Maps Contributors, WVU Facilities, IGN, Esri, HERE, Garmin, Swisstopo, Geotitles, Inc., METI/NASA, USGS, EPA, US Census Bureau, USDA

THE PLAN COMES FIRST: CHARLOTTESVILLE, VA

Future Land Use Map	
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	UVA: Properties owned by the University of Virginia
	Stream Buffer: 100' buffer
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[Click here to view precedent examples for residential and mixed-use categories.](#)



October 5, 2021
Draft

RESIDENTIAL DISTRICTS: CHARLOTTESVILLE, VA



R-A

- Up to **3 units** allowed
- Up to **4 units** allowed if you **keep existing structure**
- **Up to 8 units** allowed if bonus units are affordable to households at / below **80% AMI**



R-NA

- Up to **1 unit** allowed
- Up to **2 units** allowed if you keep existing structure
- **Up to 6 units** allowed if bonus units are affordable to households at / below 80% AMI



R-B

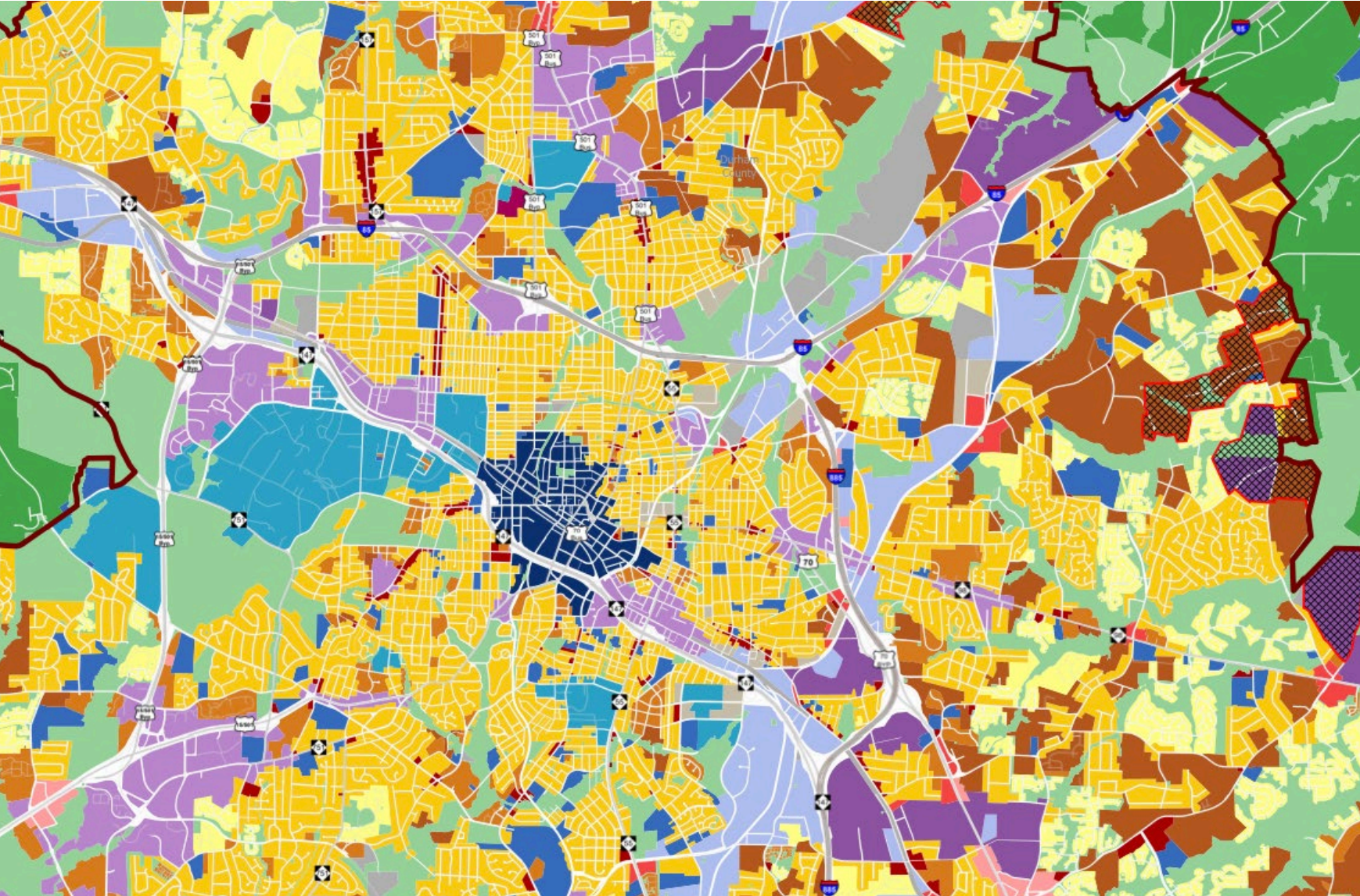
- Up to **6 units** allowed
- Up to **12 units** allowed if bonus units are affordable to households at / below 80% AMI



R-C

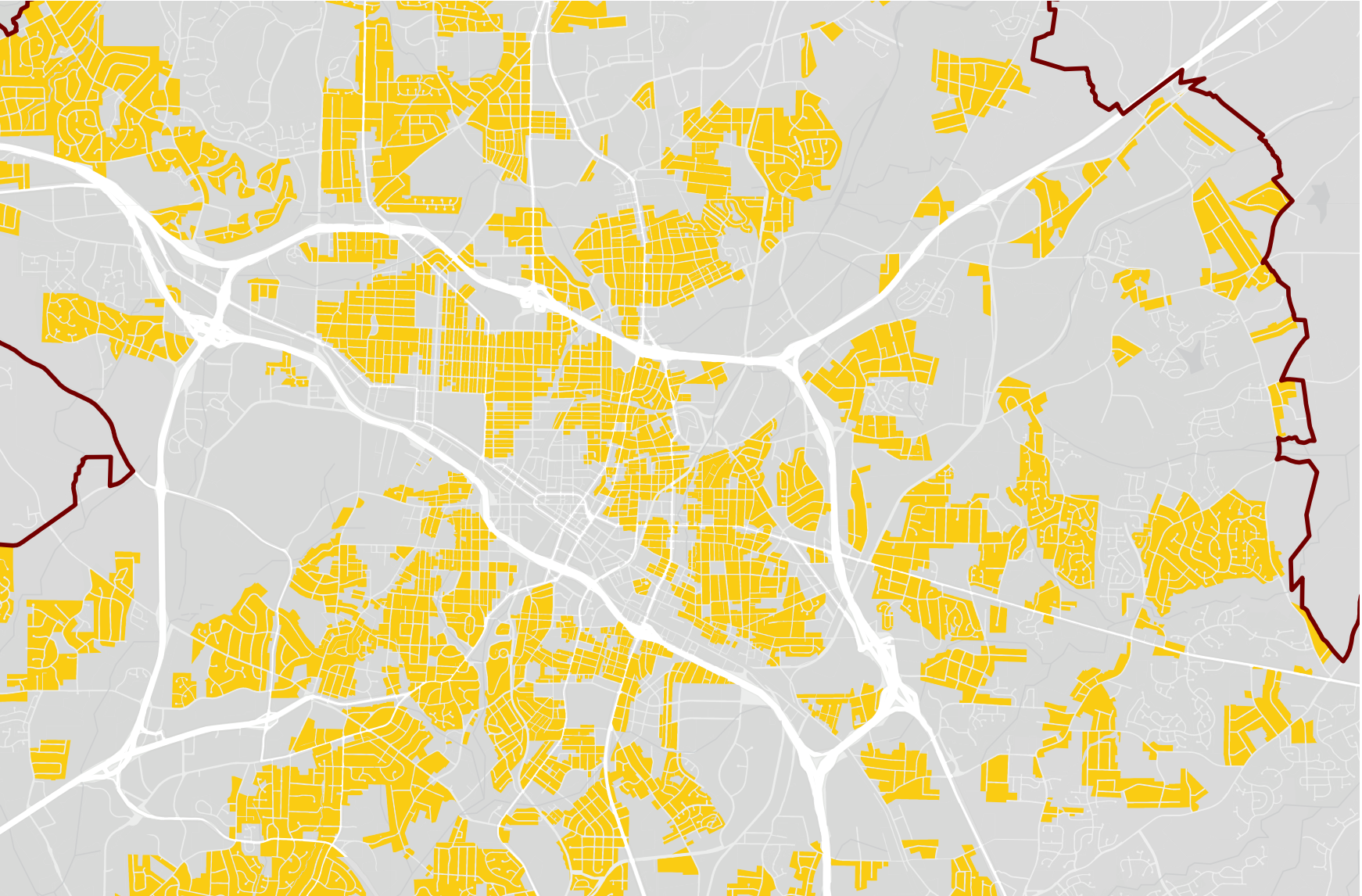
- Up to **8 units** allowed
- Up to **16 units** allowed if bonus units are affordable to households at / below 80% AMI

REMOVING BARRIERS: DURHAM, NC



- Place Types
- Apartment & Townhouse Neighborhood
 - Community Institution
 - Downtown
 - Employment Campus
 - Established Residential
 - General Industrial
 - Highway Commercial
 - Institutional Campus
 - Mixed Employment
 - Mixed Residential Neighborhood
 - Mixed Use Neighborhood
 - Neighborhood Services
 - Planned Suburban Neighborhood
 - Rural & Agricultural Reserve
 - Rural Commercial
 - Resource Extraction
 - Recreation & Open Space
 - Suburban Commercial
 - Transit Opportunity Area
 - Utility & Public Works Facilities
 - Urban Growth Boundary
 - Future Growth Areas

DURHAM: RESIDENTIAL FUTURE LAND USE

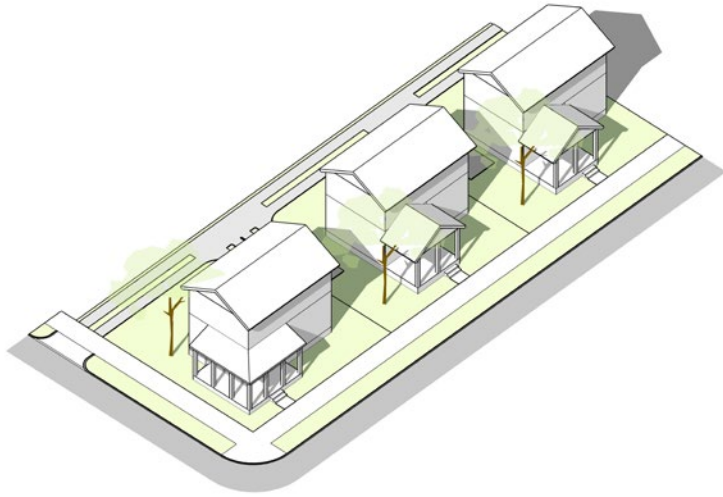


Primary Implementing Zoning Districts

- RU-5
- RU-5(2)
- RS-8
- RS-10
- RS-20
- RR (Suburban Tier)

Within UGB: **21,788** acres **23%** of land area

DURHAM: RU-5 & RS-10 MODELING



RU-5: Corner

60' x 150' site
9,000 SF area
3 detached units
3,000 SF lot
15 u/a
1,200 SF unit size
2 stories
3 parking spaces



RU-5: Mid-Block

60' x 175' site
10,500 SF area
5 detached units
2,100 SF lot
21 u/a
1,200 SF unit size
2 stories
5 parking spaces



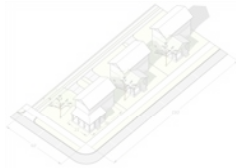
RS-10: Mid-Block

90' x 175' site
15,750 SF area
6 detached units
2,625 SF lot area
17 u/a
1,200 SF unit size
2 stories
6 parking spaces

DURHAM: RU-5 & RS-10 FOR-SALE PRO-FORMA

RU-5 Corner For Sale Durham, NC

BUILDING FORM	
Lot area	9,000 sf
Lot area	0.21 acres
Lot Dimensions (width/depth - feet)	60 / 150
Building Footprint	1,800 sf
Parking Footprint (Adjacent)	1,530 sf
Height	2 stories
Floor-area ratio	0.40 FAR



DEVELOPMENT PROGRAM

Use	Gross	Net
Residential	3,600	3,600
Retail	-	-
Office	-	-
Internal Parking	-	-

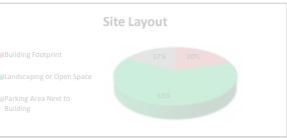
UNITS AND EMPLOYEES

	3	15 /acre
Housing Units	3	15 /acre
Average unit size	1,200 sf	- /acre
Employees	-	- /acre

PARKING & OPEN SPACE

Residential	3.00	1.00 / per unit
Retail	-	- / 1000 sq ft
Office	-	- / 1000 sq ft

Total parking spaces	3
Landscaping and open space area	63%



RENTS AND SALES PRICES	
Residential per Unit Sales Price	\$ 395,139
Residential Unit Rent	N/A
Monthly Mortgage (PITI)	(\$2,500)
Median Home Price	19%

CONSTRUCTION COSTS

TOTAL COSTS	
Land Costs	\$ (1,000,000)
Hard Costs	\$ (1,100,000)
Residential	\$ (1,100,000)
Retail	\$ (0)
Parking	\$ (0)

Soft Costs	
Due Diligence	\$ (15,000)
Land Carry	\$ (100,000)
Land Entitlement / Legal Fees	\$ (1,500,000)
Professional Fees	\$ (13,515)

Other Costs	
Construction Costs	\$ (19,900)
Site Prep	\$ (15,750)
Impact Fees	\$ (3,900)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

FINANCIAL PERFORMANCE	
Rental	0.0%
Cash-on-Cash Return	0.0%
RR on Investor Equity (Leveraged Return Before Tax)	0.0%
RR on Investor Equity (Unleveraged Return Before Tax)	0.0%
Debt Service Coverage Ratio (Year 3)	-
Gap Funding	\$ -
Funding Amount	\$ -
% of Project Costs	0%

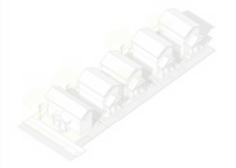


DRAFT: 5/2/2024

\$395,139
98% of AMI

RU-5 Mid-Block For Sale Durham, NC

BUILDING FORM	
Lot area	10,500 sf
Lot area	0.24 acres
Lot Dimensions (width/depth - feet)	60 / 175
Building Footprint	3,000 sf
Parking Footprint (Adjacent)	2,750 sf
Height	2 stories
Floor-area ratio	0.57 FAR



DEVELOPMENT PROGRAM

Use	Gross	Net
Residential	6,000	6,000
Retail	-	-
Office	-	-
Internal Parking	-	-

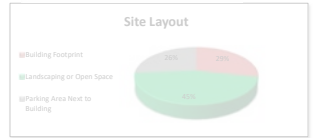
UNITS AND EMPLOYEES

	5	21 /acre
Housing Units	5	21 /acre
Average unit size	1,200 sf	- /acre
Employees	-	- /acre

PARKING & OPEN SPACE

Residential	5.00	1.00 / per unit
Retail	-	- / 1000 sq ft
Office	-	- / 1000 sq ft

Total parking spaces	5
Landscaping and open space area	45%



RENTS AND SALES PRICES	
Residential per Unit Sales Price	\$ 395,139
Residential Unit Rent	N/A
Monthly Mortgage (PITI)	(\$2,600)
Median Home Price	19%

CONSTRUCTION COSTS

TOTAL COSTS	
Land Costs	\$ (1,000,000)
Hard Costs	\$ (1,100,000)
Residential	\$ (1,100,000)
Retail	\$ (0)
Parking	\$ (0)

Soft Costs	
Due Diligence	\$ (15,000)
Land Carry	\$ (100,000)
Land Entitlement / Legal Fees	\$ (1,911,000)
Professional Fees	\$ (22,368)

Other Costs	
Construction Costs	\$ (25,125)
Site Prep	\$ (18,375)
Impact Fees	\$ (6,500)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

FINANCIAL PERFORMANCE	
Rental	0.0%
Cash-on-Cash Return	0.0%
RR on Investor Equity (Leveraged Return Before Tax)	0.0%
RR on Investor Equity (Unleveraged Return Before Tax)	0.0%
Debt Service Coverage Ratio (Year 3)	-
Gap Funding	\$ -
Funding Amount	\$ -
% of Project Costs	0%

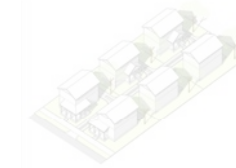


DRAFT: 5/2/2024

\$395,139
98% of AMI

RS-10 Mid-Block C For Sale Durham, NC

BUILDING FORM	
Lot area	15,750 sf
Lot area	0.36 acres
Lot Dimensions (width/depth - feet)	60 / 175
Building Footprint	3,800 sf
Parking Footprint (Adjacent)	1,956 sf
Height	2 stories
Floor-area ratio	0.46 FAR



DEVELOPMENT PROGRAM

Use	Gross	Net
Residential	7,200	7,200
Retail	-	-
Office	-	-
Internal Parking	-	-

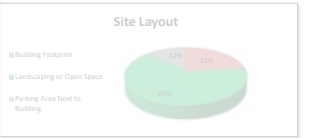
UNITS AND EMPLOYEES

	6	17 /acre
Housing Units	6	17 /acre
Average unit size	1,200 sf	- /acre
Employees	-	- /acre

PARKING & OPEN SPACE

Residential	6.00	1.00 / per unit
Retail	-	- / 1000 sq ft
Office	-	- / 1000 sq ft

Total parking spaces	6
Landscaping and open space area	65%



RENTS AND SALES PRICES	
Residential per Unit Sales Price	\$ 396,000
Residential Unit Rent	N/A
Monthly Mortgage (PITI)	\$2,608
Median Home Price	19%

CONSTRUCTION COSTS

TOTAL COSTS	
Land Costs	\$ (1,000,000)
Hard Costs	\$ (1,100,000)
Residential	\$ (1,100,000)
Retail	\$ (0)
Parking	\$ (0)

Soft Costs	
Due Diligence	\$ (15,000)
Land Carry	\$ (100,000)
Land Entitlement / Legal Fees	\$ (2,500,000)
Professional Fees	\$ (26,951)

Other Costs	
Construction Costs	\$ (35,813)
Site Prep	\$ (27,563)
Impact Fees	\$ (7,800)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

FINANCIAL PERFORMANCE	
Rental	0.0%
Cash-on-Cash Return	0.0%
RR on Investor Equity (Leveraged Return Before Tax)	0.0%
RR on Investor Equity (Unleveraged Return Before Tax)	0.0%
Debt Service Coverage Ratio (Year 3)	-
Gap Funding	\$ -
Funding Amount	\$ -
% of Project Costs	0%



DRAFT: 5/2/2024

\$396,000
99% of AMI


DURHAM: RU-5 & RS-10 RENTAL PRO-FORMA

RU-5 Corner For Rent

Durham, NC

BUILDING FORM

Lot area	9,000 sf
Lot area	0.21 acres
Lot Dimensions (width/depth - feet)	60 150
Building Footprint	1,800 sf
Parking Footprint (Adjacent)	1,530 sf
Height	2 stories
Floor-area ratio	0.40 FAR



DEVELOPMENT PROGRAM

Use	Gross	Net
Residential	3,600	3,600
Retail	-	-
Office	-	-
Internal Parking	-	-

UNITS AND EMPLOYEES

Housing Units	3	15 /acre
Average unit size	1,200 sf	- /acre
Employees	-	- /acre

PARKING & OPEN SPACE

Residential	3.00	1.00 / per unit
Retail	-	- / 1000 sq ft
Office	-	- / 1000 sq ft
Total parking spaces	3	
Landscaping and open space area	63%	

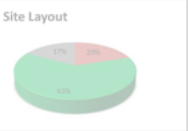
RENTS AND SALES PRICES

Residential per Unit Sales Price	N/A	N/A /sf
Monthly Mortgage (PITI)	\$ 3,240	
Residential Unit Rent	\$ 3,240	\$2.70 /sf
Rentor Median Income Ratio	122%	

CONSTRUCTION COSTS

TOTAL	\$ 3,240
Land Cost	\$ -
Hard Costs	\$ -
Soft Costs	\$ -
Other Costs	\$ -

Site Layout



Neighborhood Workshop

DRAFT: 4/19/2024

RU-5 Mid-Block For Rent

Durham, NC

BUILDING FORM

Lot area	10,500 sf
Lot area	0.24 acres
Lot Dimensions (width/depth - feet)	60 175
Building Footprint	3,000 sf
Parking Footprint (Adjacent)	- sf
Height	2 stories
Floor-area ratio	0.57 FAR



DEVELOPMENT PROGRAM

Use	Gross	Net
Residential	6,000	6,000
Retail	-	-
Office	-	-
Internal Parking	-	-

UNITS AND EMPLOYEES

Housing Units	5	21 /acre
Average unit size	1,200 sf	- /acre
Employees	-	- /acre

PARKING & OPEN SPACE

Residential	-	- / per unit
Retail	-	- / 1000 sq ft
Office	-	- / 1000 sq ft
Total parking spaces	-	
Landscaping and open space area	71%	

RENTS AND SALES PRICES

Residential per Unit Sales Price	N/A	N/A /sf
Monthly Mortgage (PITI)	\$ 2,976	
Residential Unit Rent	\$ 2,976	\$2.48 /sf
Rentor Median Income Ratio	117%	

CONSTRUCTION COSTS

TOTAL	\$ 2,976
Land Cost	\$ -
Hard Costs	\$ -
Soft Costs	\$ -
Other Costs	\$ -

Site Layout



Neighborhood Workshop

DRAFT: 4/25/2024

RS-10 Mid-Block C For Rent

Durham, NC

BUILDING FORM

Lot area	15,750 sf
Lot area	0.36 acres
Lot Dimensions (width/depth - feet)	60 175
Building Footprint	3,600 sf
Parking Footprint (Adjacent)	1,950 sf
Height	2 stories
Floor-area ratio	0.46 FAR



DEVELOPMENT PROGRAM

Use	Gross	Net
Residential	7,200	7,200
Retail	-	-
Office	-	-
Internal Parking	-	-

UNITS AND EMPLOYEES

Housing Units	6	17 /acre
Average unit size	1,200 sf	- /acre
Employees	-	- /acre

PARKING & OPEN SPACE

Residential	6.00	1.00 / per unit
Retail	-	- / 1000 sq ft
Office	-	- / 1000 sq ft
Total parking spaces	6	
Landscaping and open space area	65%	

RENTS AND SALES PRICES

Residential per Unit Sales Price	N/A	N/A /sf
Monthly Mortgage (PITI)	\$ 3,221	
Residential Unit Rent	\$ 3,221	\$2.68 /sf
Rentor Median Income Ratio	122%	

CONSTRUCTION COSTS

TOTAL	\$ 3,221
Land Cost	\$ -
Hard Costs	\$ -
Soft Costs	\$ -
Other Costs	\$ -

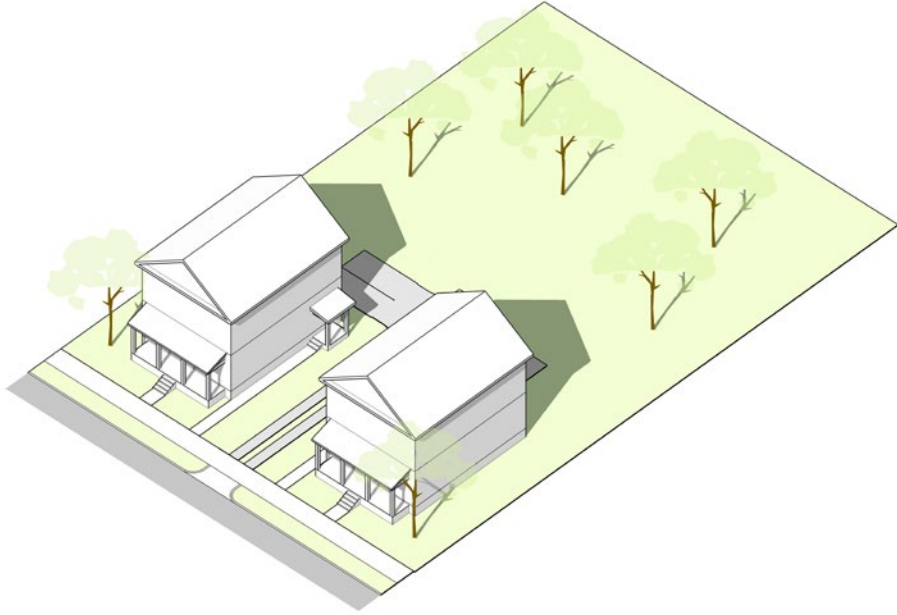
Site Layout



Neighborhood Workshop

DRAFT: 4/19/2024

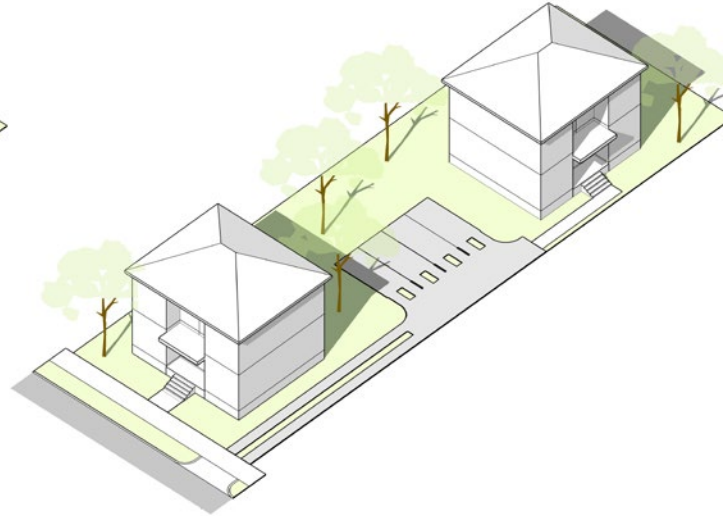
DURHAM: MODELING RU-5 "MISSING MIDDLE"



4 units on a lot

Existing max 8 dwelling units per acre

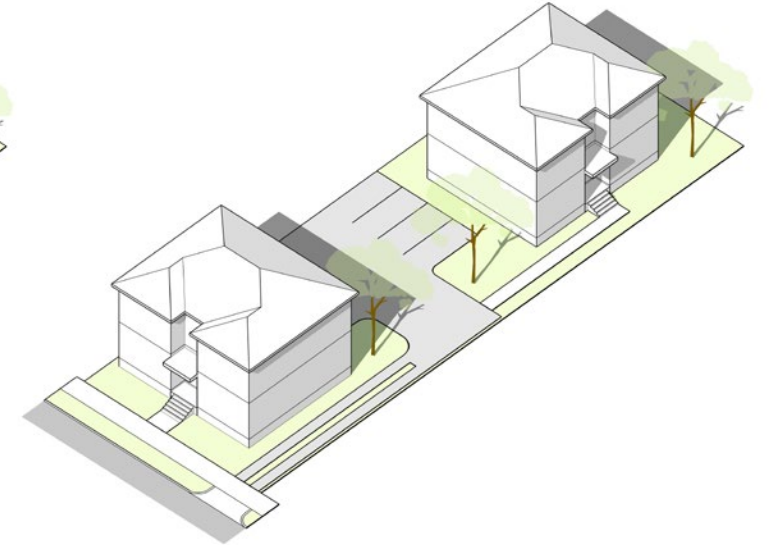
120' x 175' lot
21,000 SF area
4 x 1,000 SF units
4 parking spaces



4 units on a lot

Removal of max density

60' x 175' lot
10,500 SF area
4 x 1,000 SF units
4 parking spaces



8 units on a lot

Increase max number of units on a lot

60' x 175' site
10,500 SF area
8 x 1,000 SF units
8 parking spaces

For Rent Experiment Assumptions

Things that remain the same:

All prototypes on an 10,500 sf parcel except for existing.
Rental unlevered return to investor equity: 18%

Things that change:

Number of units
Unit size
Soft costs
Parking

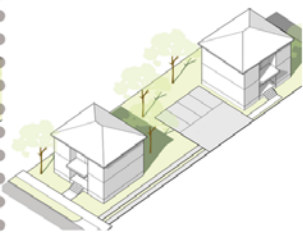
CURRENT EHC

- No Change

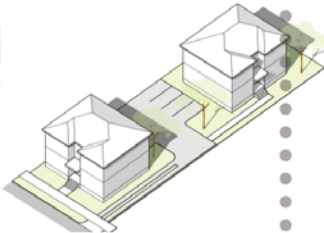


POLICY CHOICES

- Modified density maximum



- Modified density maximum
- Allow more than four units



MARKET CHOICES

Smaller Units
(From 1,000 to 800 sf)



Less Parking
(1 to 0.5 per unit)



More Units
(add a duplex)



Building Types

Avg Unit Size

← Less Affordable

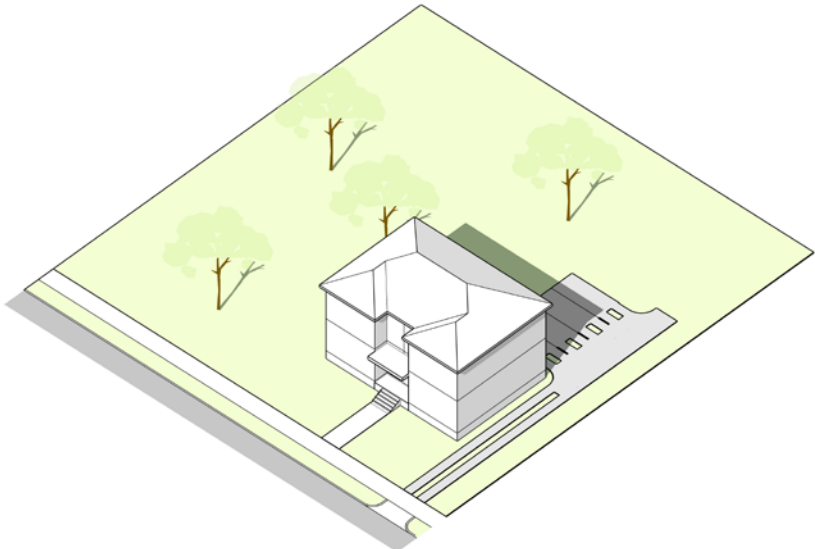
→ More Affordable

Avg Monthly Rent

Pct Chg

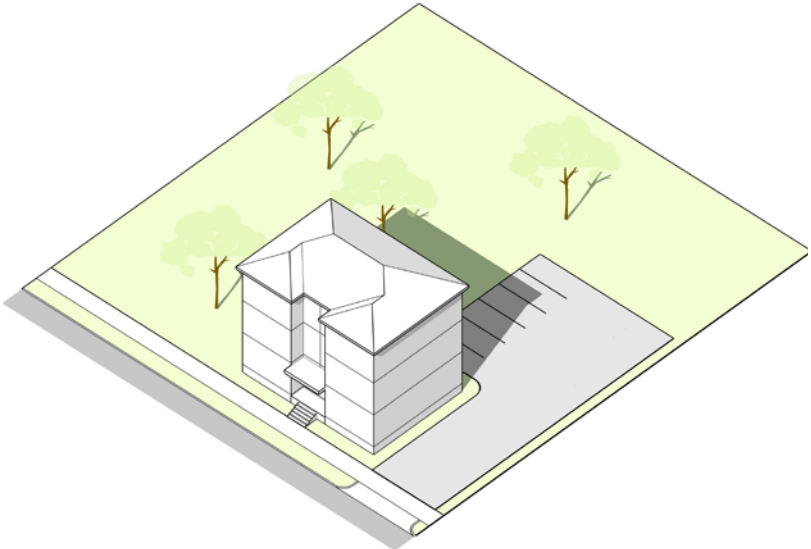
(2) Duplexes	(2) Duplexes	(2) Fourplexes	(2) Fourplexes	(2) Fourplexes	(2) Fourplexes & a Duplex
1,000 sf	1,000 sf	1,000 sf	800 sf	800sf	800 sf
\$3,486 (132% AMI)	\$2,820 (107% AMI)	\$2,483 (94% AMI)	\$2,081 (79% AMI)	\$2,019 (76% AMI)	\$1,954 (74% AMI)
\$-	\$-24%	\$-14%	\$-19%	\$-3%	\$-3%

DURHAM: MODELING MULTI-FAMILY DISTRICTS



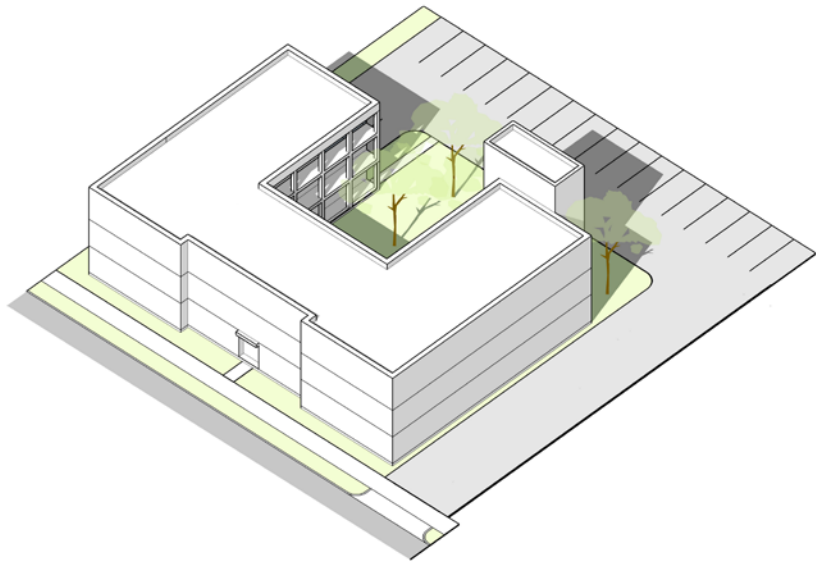
RS-M
Residential Suburban

150' x 150' lot
22,500 SF area
2 stories
4 x 865 SF units
4 parking spaces
8 u/a



RU-M
Residential Urban

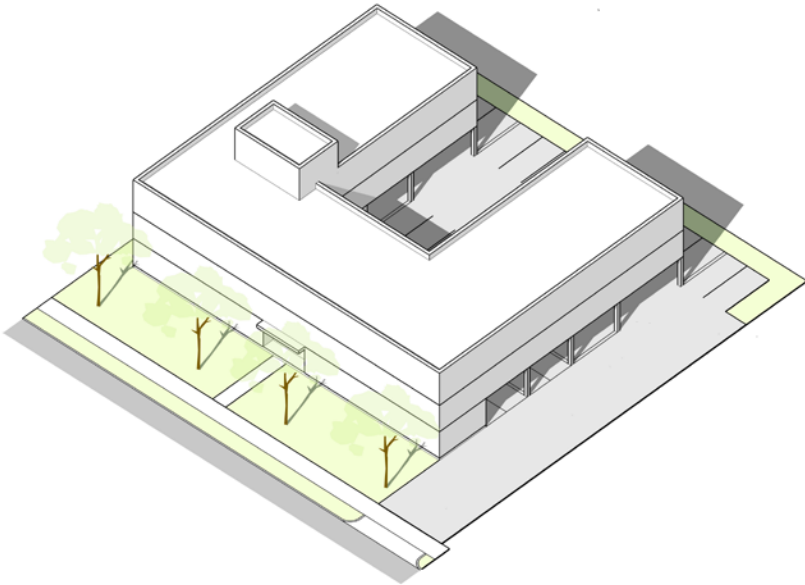
150' x 150' lot
22,500 SF area
3 stories
6 x 865 SF units
6 parking spaces
12 u/a



RC
Residential Compact

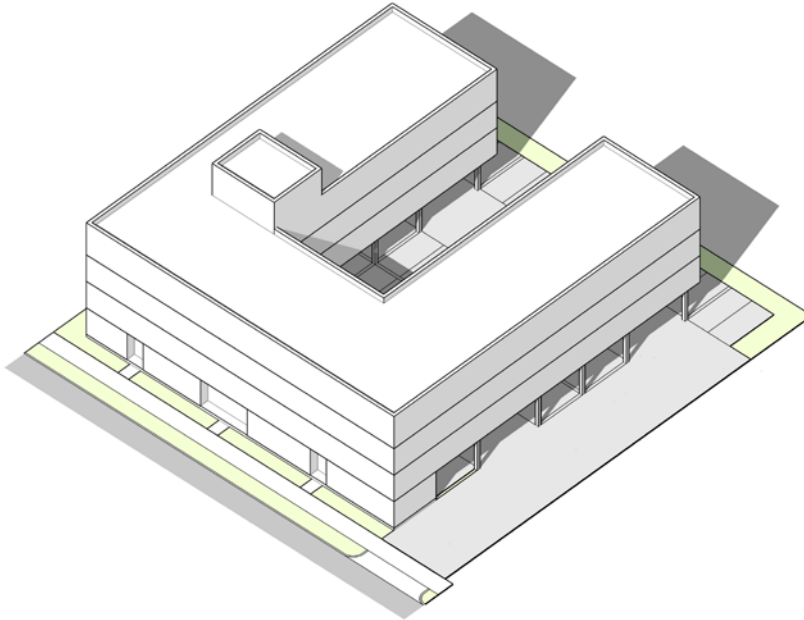
150' x 150' lot
22,500 SF area
3 stories
20 x 980 SF units
20 parking spaces
40 u/a

DURHAM: MULTI-FAMILY DISTRICTS



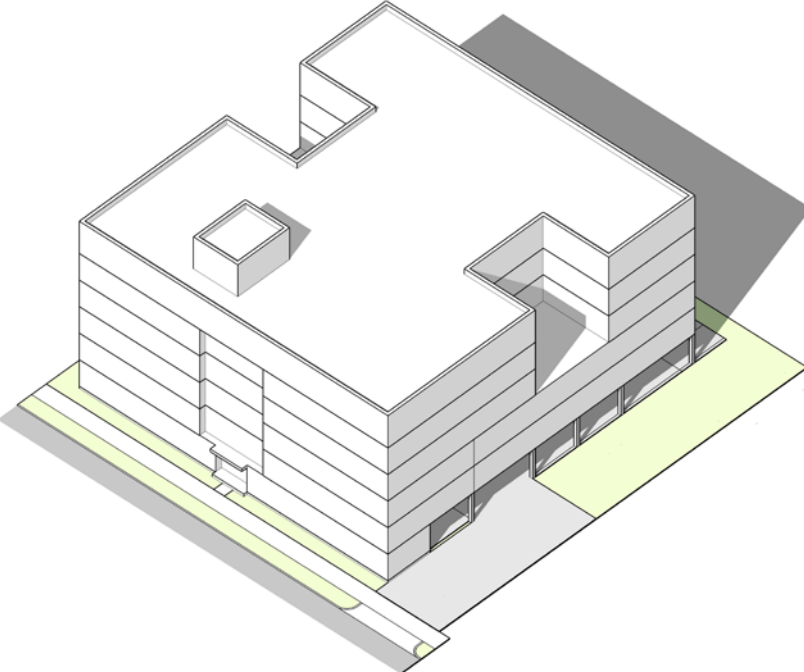
RS-M
Residential Suburban

150' x 150' lot
22,500 SF area
3 stories
32 x 600 SF units
32 parking spaces
62 u/a



RU-M
Residential Urban

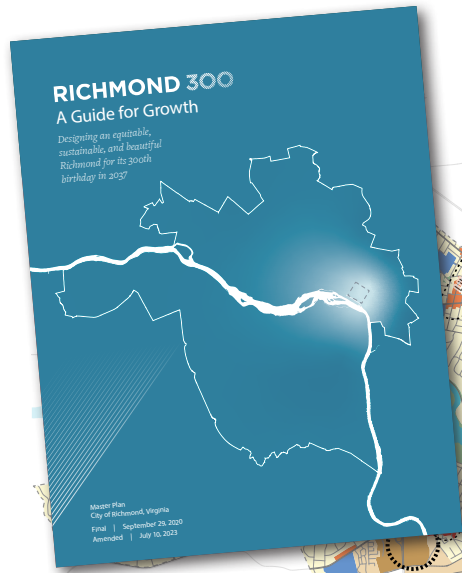
150' x 150' lot
22,500 SF area
4 stories
54 x 600 SF units
54 parking spaces
104 u/a



RC
Residential Compact

150' x 150' lot
22,500 SF area
6 stories
67 x 600 SF units
67 parking spaces
130 u/a

THE PLAN COMES FIRST: RICHMOND, VA



STARTING WITH THE RIGHT FOOT FORWARD

- + Richmond's "Richmond 300" Plan was completed in 2020, setting up a relatively direct path to code implementation.
- + It maps out proposed land use categories and establishes a built form approach for each, overlaying them with nodes and other special features.

Neighborhood Mixed-Use



Neighborhood Mixed-Use Diagram

A mix of housing types with features that engage the street and opportunities for small-scale commercial uses at the corner.

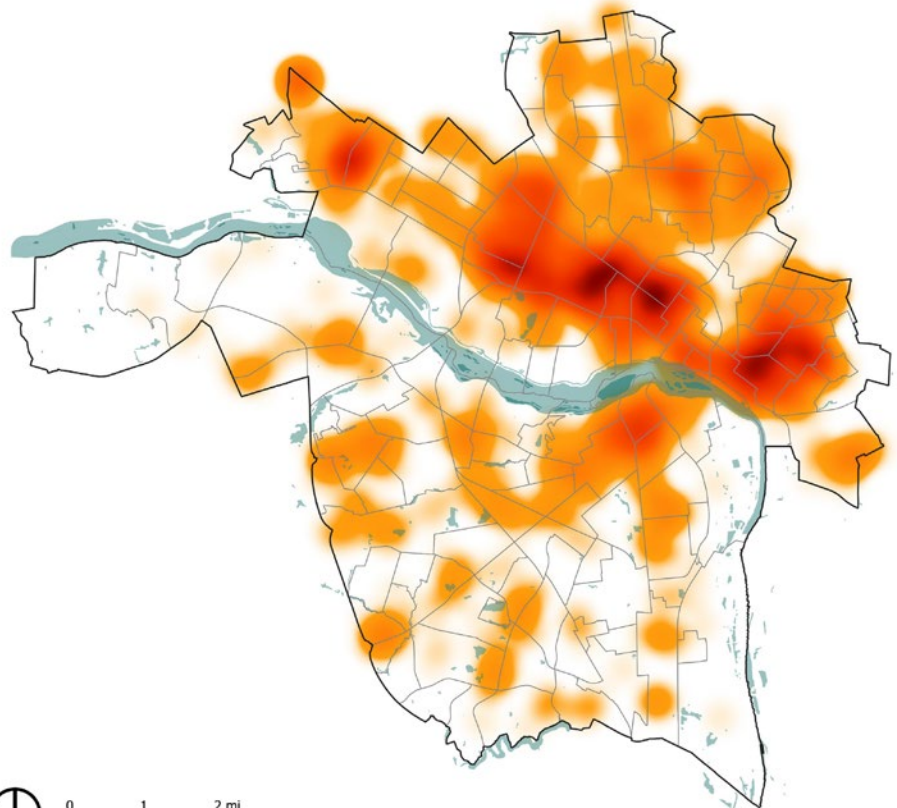
	Residential
	Neighborhood Mixed-Use
	Community Mixed-Use
	Corridor Mixed-Use
	Industrial Mixed-Use
	Destination Mixed-Use
	Downtown Mixed-Use
	Industrial
	Institutional
	Public Open Space
	National/Regional Node
	Neighborhood Node
	Micro Node
	Priority Neighborhood



RICHMOND: 'PATTERN BOOK' ANALYSIS

UNDERSTANDING TRADITIONAL FORMS

- + Many of Richmond's traditional neighborhoods are currently underzoned or have suburban-style zoning applied to them. This has resulted in many non-conformities.
- + As a result, most developments require a cumbersome process of 'Special Use Permits' (SUPs) that allows for exceptions to the zoning.
- + To understand the metrics that define the city's traditional neighborhoods, a 'Pattern Book' analysis was carried out.



Concentration of SUPs



0 1 2 mi

Concentration of Special Use Permits (SUPs)

RICHMOND: 'PATTERN BOOK' ANALYSIS

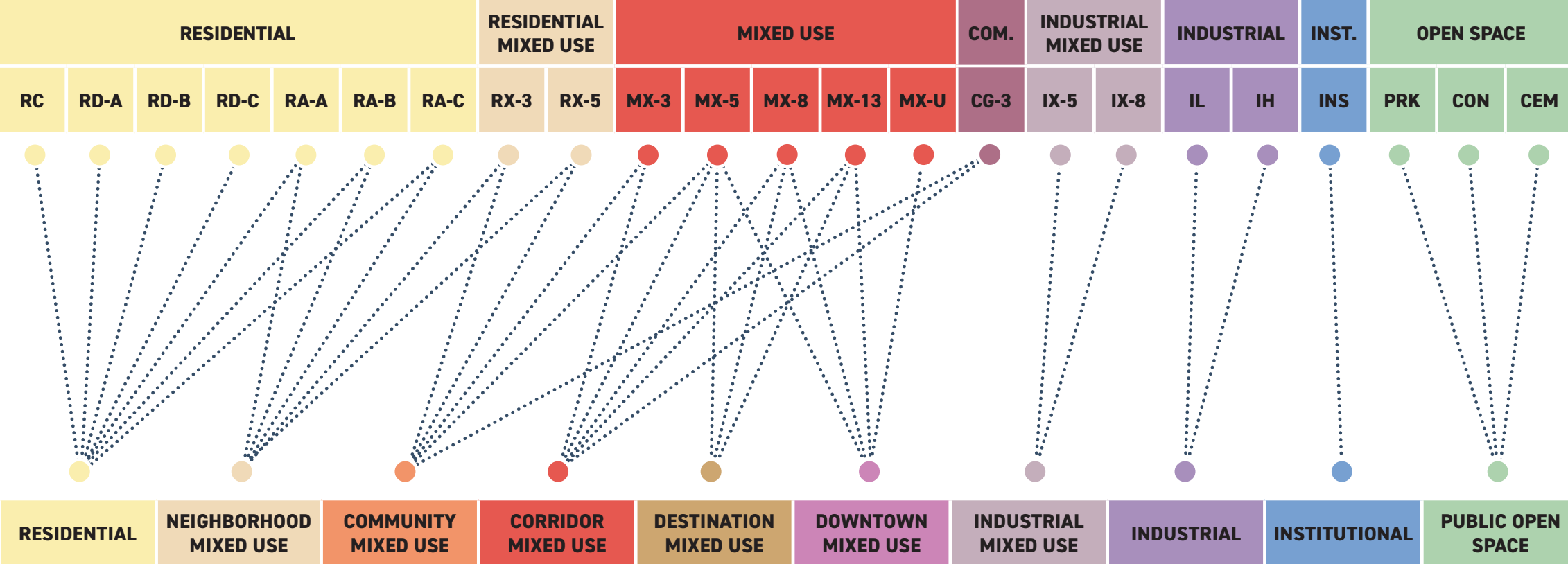
COMPARISON MATRIX

	Nonconformities (form and use)	Special Use Permits	Land Use
OAK GROVE			
NORTHERN BARTON HEIGHTS			
SWANSBORO / SWANSBORO WEST			
THREE CHOPT / WESTHAMPTON			
WASHINGTON PARK			

23



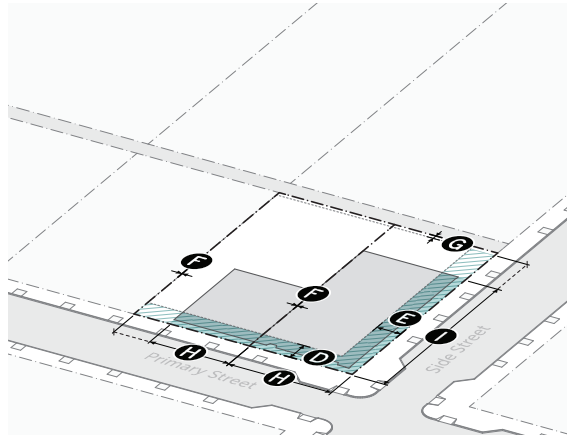
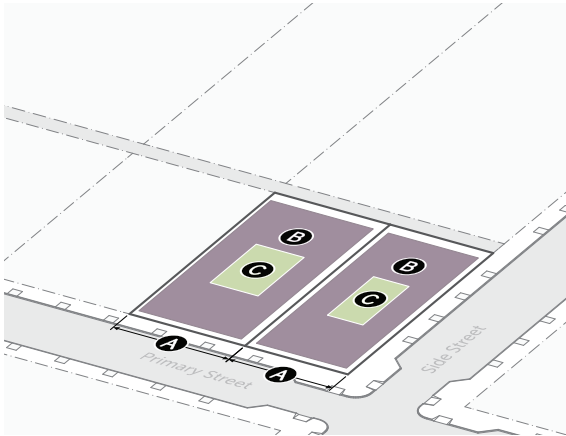
RICHMOND: LAND USES TO ZONING DISTRICTS



RICHMOND 300 LAND USES

RICHMOND: SAMPLE ZONING DISTRICT

EXAMPLE: MX-4 LOT STANDARDS



Lot size/width

Maximum units per building

Building coverage
amenity space

1. Lot Size	
A Lot width (min)	0'
2. Dwelling Units	
Dwelling units per building (max)	n/a
3. Coverage	
B Building coverage (max)	80%
C Amenity space (min)	15%

4. Building Setbacks	
D Primary street (min/max)	0'/15'
E Side street (min/max)	0'/15'
F Side (min)	0'
Rear (min)	0'
G Alley (min)	3'
5. Build-to	
H Primary street (min)	80%
I Side street (min)	40%
6. Parking Location	
Parking between building & street	Not allowed

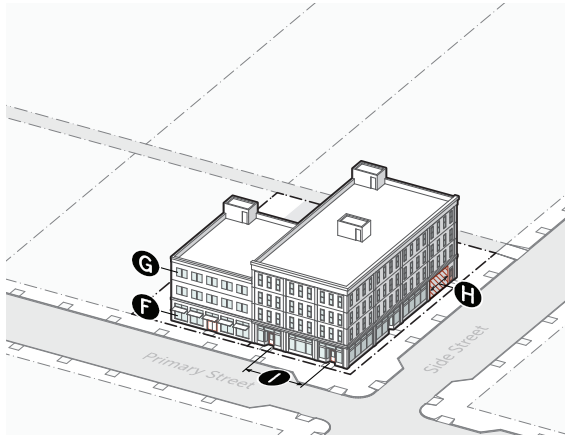
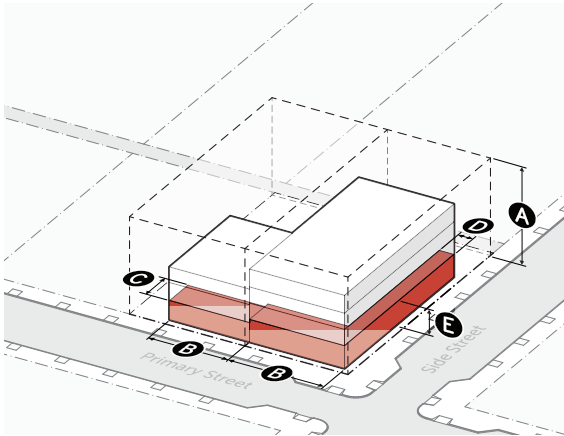
Space between buildings and property lines

Percentage of lot frontage building must occupy

Where parking is located

RICHMOND: SAMPLE ZONING DISTRICT

EXAMPLE: MX-4 BUILDING STANDARDS



Height and width

Minimum active depth of building frontages

Ground story height and elevation

1. Massing	
A Building height (max)	4 stories/60'
B Building width (max)	175'
2. Active Depth	
C Primary street (min)	20'
D Side street (min)	9'
3. Ground Story	
E Ground story height (min)	
Residential	10'
Nonresidential	12'
Finished floor elevation (min/max)	-2'/4'

	Primary St.	Side St.
4. Windows		
F Ground story (min)		
Residential	30%	30%
Nonresidential	50%	30%
G Upper story (min)	15%	15%
H Blank wall width (max)	15'	25'
5. Doors		
I Street-facing entry spacing (max)	40'	60'

Transparency and limits on blank walls

Distance between entrances

POLICY SHOULD BE REFLECTED IN REGULATIONS



MUNICIPAL CODE OF ORDINANCES

REGULATING THE BUILD ENVIRONMENT

Property Regulations:

- + SUBDIVISION CODE
- + ZONING CODE
- + Tree Ordinance
- + Stormwater Ordinance
- + Engineering Standards

Building Regulations:

- + Building Codes
- + Energy Codes
- + MEP Codes
- + Fire Codes
- + Accessibility Requirements (ADA)

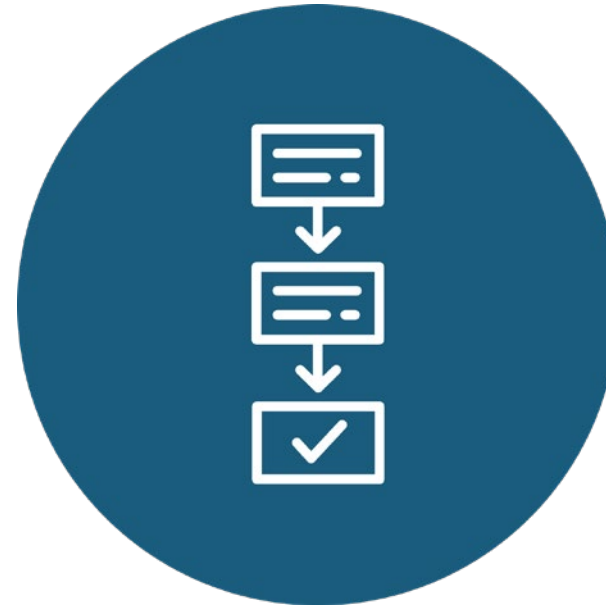
Plans **create a vision** for cities.

Land development codes are a key **tool to implement** plans.

GETTING THE BASICS RIGHT FOR REGULATIONS



**COMMON SENSE,
PREDICTABLE
REQUIREMENTS**



**CLEAR,
PREDICTABLE
PROCESSES**

HOW REGULATIONS INTERACT MATTER



BETTER COMMUNICATION + STRATEGY



BUILD UP KNOWLEDGE

- + Continue striving to understand the link between high-level policy goals and technical regulations. The details matter!
- + Host interactive education sessions to understand development process, trade-offs, and encourage collaborative vision-setting.

FOCUS ON THE “WHY”

- + Use personal stories to make technical ideas more tangible.
- + Use graphics to illustrate intended development outcomes.
- + Annually evaluate regulations to ensure they are working to achieve policy goals.

BETTER PROCESSES



PREDICTABILITY MATTERS

- + Organize the code document to be accessible and easily understood
- + Allow housing to be build by-right, limit discretionary review

RIGHT-SIZE REVIEW TIMES

- + Streamline permitting for smaller-scale and affordable projects
- + Have a system in place to review projects across all permitting departments early in the process
- + Have a process to allow minor administrative modifications or paths for alternative compliance to reduce variance requests
- + Consider pre-approved plans

BETTER BUILDING + USE STANDARDS



ALLOW FOR DIVERSE HOUSING TYPES

- + Remove minimum unit sizes
- + Remove density limits (du/acre) and rely on building form (building width and height in stories)
- + Allow accessory dwelling units (ADUs)
 - Allow an attached and detached unit, up to 1,200 sf total
 - Careful of poison pills! Owner occupancy and parking
- + Allow house-scale plexes, cottage courts, etc.
 - Control for # units/lot, not FAR
 - Allow for fee-simple ownership with sublots

ALLOW FOR MORE USES IN NEIGHBORHOODS

- + Allow small-scale commercial
 - Can limit to corner lots, certain streets, or where commercial uses existed at one time
 - Up to 2,000 sf

BETTER SITE STANDARDS



ALLOW FOR LOWER COST LOTS

- + Reduce or remove minimum lot sizes, rely on lot width
 - Lot area: 2,000 sf or less
 - Lot width: 25 ft or less (especially corner lots or lots with alleys)
 - Allow subdivision of lots as flag lots or sublots

ALLOW FOR BETTER USE OF LOTS

- + Reduce side and rear setbacks for house-scale buildings
- + Reduce or remove parking minimums
- + Reduce transitional yards between residential and small-scale commercial uses
- + Work with stormwater and fire code officials to develop strategies for small projects

BETTER ZONING DOCUMENTS

	Primary St.	Side St.
3. Windows	Sec. 2.10.13	
G Ground story (min)	35%	30%
H Upper story (min)	15%	15%
I Blank wall width (max)	15'	25'
4. Doors	Sec. 2.10.14	
J Street-facing entry spacing (max)	30'	50'

GRAPHICS

2.3.4. Summary of Allowed Uses

	Base	Flex	Summary of Use Standards
1. Residential			
Household Living	P	P	
Group Living	P*	P	Residents: 10 max
Social Services	--	C	
2. Open			
Parks & Open Space	P	P	
Urban Agriculture	P*	P*	
3. Public			
Community Service	P*	P	Building size: 5,000 SF max
Day Care	--	P	
Education	P*	P	Parcel size: 4 acres max
Government	P	P	
Religious Assembly	P*	P	Building size: 5,000 SF max
Transit Station	--	--	
4. Commercial			
Adult Entertainment	--	--	
Animal Care	--	--	
Auto-Related	--	--	
Eating & Drinking	--	P*	Tenant size: 3,000 SF max
Indoor Entertainment	--	--	
Lodging	P*	P*	Lodging units: Base: 5 max
Medical Hospital	--	--	
Medical Laboratory	--	--	
Medical Services	--	P*	Tenant size: 3,000 SF max
Office	--	P*	Tenant size: 3,000 SF max
Outdoor Recreation	--	--	
Personal Services	--	P*	Tenant size: 3,000 SF max

TABLES

B. Ground Floor Elevation

The finished floor height associated with the story of a building having its finished floor elevation nearest to the finished ground surface.

1. Intent
To promote "eyes" on the street, increase the perception of safety and encourage visual connections between the public realm and the exterior of a building.

2. Applicability

- The ground floor elevation standards apply to all buildings that contain habitable space on the ground story that are located within 20 feet of a primary street or side street boundary line.
- The ground floor elevation standards apply only to the required ground floor active depth.

3. Intent
A walkable neighborhood environment intended to accommodate a variety of medium-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses. The Community-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

C3	CX3	C4	CX4	C5	CX5
No density restrictions	No density restrictions	No density restrictions	No density restrictions	No density restrictions	No density restrictions
15' side width	15' side width	15' side width	15' side width	15' side width	15' side width
3 stories/42' in height	3 stories/42' in height	4 stories/55' in height	4 stories/55' in height	5 stories/68' in height	5 stories/68' in height
175' building width	175' building width	275' building width	275' building width	275' building width	275' building width
	Allows limited small-scale commercial		Allows limited small-scale commercial		Allows limited small-scale commercial

EASY TO UNDERSTAND EXPLANATIONS

CHAPTER 2
ZONING DISTRICTS

Div. 2.4. Community-Scale

2.4.1. Intent

A walkable neighborhood environment intended to accommodate a variety of medium-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses. The Community-Scale Flex districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

C3	CX3	C4	CX4	C5	CX5
No density restrictions	No density restrictions	No density restrictions	No density restrictions	No density restrictions	No density restrictions
15' side width	15' side width	15' side width	15' side width	15' side width	15' side width
3 stories/42' in height	3 stories/42' in height	4 stories/55' in height	4 stories/55' in height	5 stories/68' in height	5 stories/68' in height
175' building width	175' building width	275' building width	275' building width	275' building width	275' building width
	Allows limited small-scale commercial		Allows limited small-scale commercial		Allows limited small-scale commercial

SIMPLE LANGUAGE AND CLEAR INTENT

An aerial, isometric illustration of a city street grid. The buildings are rendered in various colors like orange, yellow, and grey, with some featuring solar panels on their roofs. Green trees are scattered throughout the blocks, and small white cars are parked along the streets. A semi-transparent teal rectangle is overlaid in the center, containing white text.

QUESTION 4:
**WHERE DO WE GO FROM
HERE?**

STEPS TO BETTER ZONING

1. Get to know your elected officials, share your **support for change**, or run for office.
2. Show up to your local community meetings and advocate for **incremental improvement to zoning**.
3. Push for **plans that are form-focused**, setting the stage for better comprehensive zoning.
4. When zoning is being updated, roll up your sleeves and **get involved!** Don't be afraid to push the envelope.