

## Selected zoning and planning codes promoting New Urbanism (November, 2000)

Type <sup>1</sup> Location	Status	Principal writers	Selected details
<b>NEW URBANISM GENERAL</b>			
1. Ashland, OR	Adopted 1985 Updated 1992, 1998	City staff	Divides a specific district into center, core, and edge areas. Neighborhood center overlay provides for 20 dwelling units/acre, with no off-street parking requirements except for businesses. Garages are prohibited from dominating the street in core areas. Emphasis on civic space creation.
2. Boulder, CO	Adopted 1997	City staff; based on Dover Kohl plan	Five new zoning districts, called Main Street Zones, encourage pedestrian-friendly development and transit.
3. Cornelius, NC	Adopted 1996	City staff (704-896-2461)	Regulating plans and code for small town experiencing rapid growth. Includes flexible street standards (narrowest is 16-foot local street); parking requirements of one space per 500 sq. ft., with shared parking and on-street allowances; emphasis on open space and public spaces, with few architectural codes. Zoning categories reduced from 20 to 8, three of which are mixed-use.
4. Davidson, NC	Adopted 1995	Tim Keane, David Walters (704-892-7591)	Divides town into four zones: village center, neighborhood/infill, lakeshore, and rural neighborhood. Allows mix of building types in most zones. Does not set density standards or lot sizes, although minimum open space is required. Code is parallel to conventional zoning, but incentives make it the only practical choice.
5. Fort Collins, CO	Adopted 1997	City staff with Calthorpe Assoc., Clarion Assoc., BHA Design	Provides for mixed-use districts, street connectivity (maximum block size 660 feet), and minimum density of five units per acre. Garages must be recessed and take up no more than 50 percent of building front.
6. Huntersville, NC	Adopted 1996	Ann Hammond, David Walters (704-815-6541)	Regulates by building types, requires 15 percent usable open space, sets build-to lines, requires street connectivity. Development increased after adoption.
7. Locust, NC	Adopted 1997	City staff, David Walters	Setbacks in city center from 0 to 25 feet. Architectural standards. Subdivision ordinances require street connectivity, sidewalks, and street trees.
8. Middletown, DE	Adopted 1997	Wilmington Area Planning Council (302-737-6205 x22)	"Mobility friendly" design standards promote a mix of uses within walking distance of homes, building setbacks of 10 feet (garages must be 20 feet back), and commercial parking in rear of buildings. Standards call for narrower streets (nine-foot travel lanes) and five-foot-wide sidewalks.
<b>INFILL</b>			
1. Belmont, NC	Adopted 1994	City staff (704-825-5586)	Rewrite of code for textile town with historic town center eliminates minimum lot widths to encourage mixed lot sizes. Mixed use is allowed in neighborhood center.
2. Chatham, NY	Adopted 1996	City staff	Main street overlay expands historic commercial district; code includes build-to lines, 2-3 stories residential above commercial.
3. Manlius, NY	Adopted 1997	John Behan, David Crandall	Code for town center includes siting of buildings as they relate to the street, parking, architectural features (proportions, storefront details). Highly illustrative.
4. Orlando, FL	Adopted 1985	City staff (407-246-2269)	"Traditional city overlay" was created for historic district, restoring design characteristics of city's 1926 planning code.
5. Orlando, FL	Adopted 1993	Dover Kohl, city staff	Building and street codes for blighted 900-acre "Parramore Heritage" historic district.
6. Port Royal, SC	Adopted 1997	Dover Kohl (305-666-0446)	Mandatory 245-acre overlay for a historic town; regulates building types, architecture, streetscape elements, parking, and establishes build-to lines. Highly illustrative.
7. Skaneateles, NY	Adopted 1996	Woodlea Assoc- iates	Regulates streetscapes, parking, sidewalks, architectural elements, and other design features.
8. Stuart, FL	Adopted 1991	Duany Plater- Zyberk, city staff	185-acre zoning overlay district by building type with architectural codes. Regulates facades and building placement to ensure consistent streetscapes. Mix of uses allowed.
9. West Chester, PA	Adopted 1995	Thomas Comitta (610-696-3896)	Overlay zoning promotes new development that emulates the character, pattern and appearance of the historic neighborhood fabric. Build-to lines, alleys and front porches are required.
10. West Palm Beach, FL	Effective 1997	Duany Plater- Zyberk, city staff (561-659-8031)	Design standards in Downtown Master Plan regulate building types (single homes, townhomes, mixed-use building, and high-rises), building placement (build-to lines), garage placement, and streetscape design. Building type and height codes take the place of density prescriptions.

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<b>TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)</b>			
1. Austin, TX	Adopted 1997	City staff (512-499-2146)	New zoning category for developments of 40-250 acres. Provides for neighborhood center, mix of uses, narrower streets in modified grid, alleys, civic spaces. Highly illustrative.
2. Clackamas County, OR	Adopted 1993	County staff, Calthorpe Assoc.	Ordinance specifically for Sunnyside Village, a 278-acre TND with multiple developers and landowners. Includes narrow streets, porches, accessory housing, garage location, connectivity.
3. Dade County, FL	Adopted 1991	Duany Plater-Zyberk (Model TND code is available, 305-644-1023)	The nation's first TND ordinance, calling for a mix of uses and housing types, interconnected streets and neighborhood centers on parcels of at least 40 acres. Detailed lot, building, street, and parking prescriptions. The code was unused for years, until first project was planned in 1997 and another in 1998. The code has been widely disseminated and copied by other communities.
4. Gainesville, FL	Pending adoption	City staff	Applies to developments 40-200 acres, replaces setbacks with build-to lines and minimum parking requirements with maximums. Orients commercial buildings toward street, sets window standards.
5. Jacksonville, FL	Approved 1997	City staff (904-630-1901)	Applies to developments 40-200 acres, encourages mix of housing, shops, and civic buildings, and interconnected streets. Neighborhood streets 28 feet wide w/ one lane parking, 34 feet w/two.
6. Jefferson County, KY	Approved 1998	County staff (502-574-5173)	Planned village development district ordinance applies to land 40-200 acres; calls for TND with open space preservation.
7. Mirimar, FL	Adopted 2000	City staff (954-967-1637)	Applies to developments larger than 10 acres, sets standards for street widths, design speed. Requires developers to submit pattern books.
8. Sacramento, CA	Approved 1997	Vail Engineering (916-929-3323)	Site specific ordinance for Del Paso Nuevo, a new neighborhood to be developed on a blighted inner city area. Includes master plan, building standards (promotes porches, places garages back), street standards, on-street parking, setbacks.
9. Washington Township, NJ	Approved 1997	Township staff, Nelessen Assoc. (609-259-7082)	Specifically applies to 350-acre section of town designated for TND. Interconnected system of streets and alleys required. Much narrower residential streets (26 feet wide, parking both sides), build-to lines, mixed-use town center, architectural elements covered.
10. York County, SC	Adopted 1997	LandDesign, County staff	Created for Clear Springs development. Allows smaller lot sizes, mixed housing, and commercial. Sidewalks, pedestrian and bicycle paths encouraged and sometimes mandatory.
<b>TRANSIT-ORIENTED</b>			
1. Beaverton, OR	Adopted 1997	City staff	Mixed-use district (MUD) "station community" establishes minimum densities and design standards around light rail station.
2. Eugene, OR	Adopted 1993, 1996	City staff (541-687-5481)	Mixed-use downtown district near transit includes minimum densities, retail frontage, build-to lines, street connectivity, 10-12 foot sidewalks. Local street code allows narrow streets and alleys in a variety of configurations.
3. Gresham, OR	Several new codes since mid-1990s	City staff (503-618-2417)	High-density mixed-use "station communities" within quarter-mile of transit stops, small setbacks. Mix of housing and small lots allowed in other districts
4. Hillsboro, OR	Adopted 1997	City staff (503-681-6153)	Dense mixed-use communities up to half-mile from nine light-rail stations. Includes minimum densities and setbacks; maximum parking restrictions.
5. Washington County, OR	Adopted 1997	County staff	Seven mixed-use districts around transit stops — includes design standards with narrower streets, smaller blocks, and limits on parking.
<b>RURAL VILLAGES AND TOWNS</b>			
1. Calvert County, MD	Adopted 1984, revisions since	County staff (410-535-2348)	Town center zones and street plans created for two historic towns and seven unincorporated villages. Includes mix of uses, interconnected streets, and architectural controls.
2. Genoa, IL	Pending adoption	Land Planning Services, city staff (630-584-0591)	Growing town west of Chicago promotes mixed-use villages and neighborhoods with mandatory ordinance. Residential above commercial and in accessory units is encouraged. Street connectivity, garage placement and build-to lines are addressed.
3. Loudoun County, VA	Adopted 1995	County staff, Duany Plater-Zyberk	The development of rural hamlets and villages is offered as an alternative to conventional subdivisions. Design guidelines ensure compatibility with traditional settlements. Most land must remain open space.

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4. Monroe County, FL	Adopted 1997	Correa Valle Valle	Applies to developments 10 to 80 acres, seeks to restore historic pedestrian-oriented building patterns and protect open space. Maximum block perimeter 1,200 feet. Design handbook adopted.
5. Warwick Township, PA	Adopted 1994	Thomas Comitta (610-696-3896)	The Village/Hamlet Overlay District is designed to promote compact development in a largely rural community. Mixed uses and housing types, small lots and substantial open space required.
6. Whitewater Township, MI	Adopted 1998	Woodlea Associates (616-264-8695)	Area surrounding unincorporated village zoned for smaller lot sizes, build-to lines, architectural standards.

<sup>1</sup> *Infill projects focus on small-scale new development within historic towns or cities; New Urbanism General refers to broad-based ordinances that don't fit easily into categories; Rural Villages and Towns focuses mostly on laws configuring development in fast-growing semirural areas; TND ordinances create a framework for New Urbanism at the neighborhood scale, often based on Duany Plater-Zyberk's model ordinance and subsequent work on the Lexicon of the New Urbanism; Transit-oriented ordinances create neighborhoods near transit stops.*