

Sample Legislation





Policy is the critical link between planning and the physical reality of our communities.

Sample Legislation

A principal reason why smart growth development is not more common is that the existing zoning laws in many communities prohibit compact, mixed-use high density development. Communities that have made the effort to change their development guidance are seeing the desired types of development take place.

The following provides an assortment of sample policies and legislation that have been enacted in various communities around the country. The intent is to provide you with a significant start in your effort to bring smart growth policies to your community.

U.S. Environmental Protection Agency

Getting to Smart Growth: 100 Policies for Implementation, now in two volumes, provides excellent examples of policies that support smart growth principles from communities around the country. While the legislative text is not included, it is an excellent place to start tracking down policies that address specific aspects of smart growth. Both volumes can be downloaded from: www.epa.gov/smartgrowth/getting_to_sg2.htm

American Planning Association

Growing Smart Legislative Guidebook: Model Statutes for Planning and the Management of Change provides a comprehensive guide to reforming planning statutes and discusses how to begin planning statute reform through the state legislature, the governor, and private interest groups, and provides guidance for state, regional, and local land-use planning, including model statutes. The book can be order from: www.planning.org/growingsmart

Smart Growth Codes provides 11 model smart growth ordinances on the following topics, with commentary, see: www.planning.org/smartgrowthcodes/phase1.htm

- ▶ Mixed-Use Zoning District Ordinance
- ▶ Town Center Ordinance
- ▶ Affordable Housing Density Bonus Ordinance
- ▶ Unified Development Permit Review Process Ordinance
- ▶ Transfer of Development Rights Ordinance
- ▶ Cluster Development Ordinance
- ▶ Pedestrian Overlay (POD) District
- ▶ On-Site Access, Parking, and Circulation Ordinance
- ▶ Shared Parking Ordinance
- ▶ Street Connectivity Standards Ordinance

The Smart Growth Network

The web site provides many useful tools for bringing your community's development regulations up to speed for smart growth development, including two publications, Smart Growth Zoning Codes: A Resource Guide and The Infill & Redevelopment Code Handbook as well as online access to specific codes from communities around the country.

See: www.smartgrowth.org/library/ldrlist.asp

NAR Online Resources

NAR's Smart Growth web site has links to other sample/model legislation, including examples for:

- ▶ Traditional Neighborhood Development
- ▶ Form-Based Zoning Code

- ▶ Inclusionary Zoning Ordinance
- ▶ Building Rehabilitation Code
- ▶ Vacant Property Reclamation
- ▶ Targeting Growth
- ▶ Alternative Transportation

See: www.realtor.org/suptoolsilinks



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