

Appendix A: Summary Table of New Urbanist Land Development Regulations

PART 1. MODEL CODES			
Model Codes	Prepared By	Status	Electronic Information
Envision Utah Model Codes and Land Use Analysis Tools for Quality Growth, and Urban Planning Tools for Quality Growth	Fregonese Calthorpe Associates, Envision Utah	Completed	www.envisionutah.org
From Policy to Reality: Model Ordinances for Sustainable Development	Minnesota Planning Environmental Quality Board	Completed September 2000	www.mnplan.state.mn.us/SDI/ordinancestoc.html
Smart Code	Duany Plater-Zyberk & Co	Published 2003	www.municode.com/smartcode/about.asp
Wisconsin: Draft of Model TND Ordinance	Brian W. Ohm, James A. LaVro, Jr., and Chuck Strawser	Approved July 28, 2001	www.wisc.edu/urpl/faculty/ohmf/project/tndord.pdf
Smart Codes for Maryland's Smart Growth: Building Rehabilitation Code	Maryland Dept. of Housing and Community Development	Adopted June 1, 2001	www.op.state.md.us/smartgrowth/smartcode/smartcode00.htm
Washington State: Model Code Provisions: Urban Streets & Subdivisions	Washington State Community Trade and Economic Development	Completed, October 1998	www.oed.wa.gov/info/igd/growth/publications/index.tpl
State of Maryland: Extensive set of model codes and guidelines	Maryland Department of Planning	Many publications complete, materials being added on an ongoing basis	www.mdp.state.md.us/planning/m&gnew.html
Model Development Code and User's Guide for Small Cities; Commercial and Mixed Use Development Code Handbook	Otak for the Oregon Transportation and Growth Management Program	Completed September 1999 and July 2001	www.lcd.state.or.us/tgm/publications.htm
Traditional Neighborhood Development: Street Design Guidelines	Institute of Transportation Engineers	Completed, October 1999	www.ite.org

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PART 2. STATE BUILDING CODES			
Building Codes	Prepared By	Status	Electronic Information
New Jersey Rehabilitation Subcode	New Jersey Department of Community Affairs	Adopted	www.state.nj.us/dca/codes
Maryland Rehabilitation Code	Maryland Department of Housing and Community Development	Adopted	www.op.state.md.us/smartgrowth/smartcode/smartcode00.htm

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PART 3. LOCAL REGULATIONS

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Arlington, Virginia	Columbia Pike Special Revitalization District Form-Based Code (CP-FBC); Section 20 of the Arlington County Zoning Ordinance	Geoffrey Ferrell Associates; Dover Kohl & Partners; and Arlington County staff	www.co.Arlington.va.us/forums/columbia/current ; www.columbiapikepartnership.com	Adopted February 2003	Directs mixed-use, pedestrian- and transit-oriented redevelopment of an urban corridor through a form-based code using regulating plan, building envelope standards, and architectural standards.	Infill, redevelopment	3.5-mile corridor, designated revitalization district	Parallel
Atlanta, Georgia	Quality of Life Zoning Districts	City Staff	http://apps.atlantaga.gov/citydir/DPCD/Bureau_of_Planning/BOP/Zoning/Web_Pgs/zoning_districts.htm	Adopted	Four new zoning districts: neighborhood commercial, live-work, mixed residential commercial, and multifamily commercial. The provisions for these districts address the relationship of the building to the pedestrian realm, parking, and other street elements.	Infill; Reuse	Rezoning to occur following collaborative process between city and stakeholders	Mandatory, following mapping of districts
Austin, Texas	Traditional Neighborhood District (TND) Ordinance (Austin Code of Ordinances, Vol. II, Chapter 25-3) and Criteria Manual	City Staff	www.ci.austin.tx.us/development/ldc1.htm ; www.review.ci.austin.tx.us/tnd/defaulttnd.html	Adopted 1997	Creates a traditional neighborhood development (TND) district and an administrative process that may be requested by landowners or developers	Greenfield (areas from 40 to 250 acres)	Whole jurisdiction. Mapped at request of applicant	Parallel
Belmont, North Carolina	Traditional Neighborhood District Ordinance (City of Belmont Regulating Ordinance, chapter 4-11)	Duany Plater Zyberk with City Staff	www.belmont.nc.us	Adopted August 1995	Public, civic, and shopfront design standards and provisions	Greenfield (areas from 40 to 200 acres)	Traditional neighborhood development (TND) districts	Mandatory
Burnsville, Minnesota	Heart of the City District (Burnsville City Ordinance, Chapter 22-B) and Design Framework Manual	Dahlgren, Shardlow, and Urban Inc.; citizen steering committee; and city staff.	http://www.burnsville.org/government/plan/ord/specialuses.htm	Adopted 1999	Establishes certain street types for the purpose of regulating building types, land uses, and setbacks.	Infill	Downtown	Mandatory
Chattanooga, Tennessee	North Shore Commercial/Mixed-Use Zone (Ordinance 10717) and Commercial District Design Guidelines	Chattanooga-Hamilton County Regional Planning Agency	www.chattanooga.gov ; www.chcrpa.org (online code not updated)	Adopted March 1998	Design guidelines (primarily oriented to improving streetscape and public space design) to guide the review of projects proposals.	Infill	Area zoned in North Shore Commercial/Mixed-Use Zone	Mandatory
Chesapeake City, Maryland	User's Manual and Design Guidelines	City Staff and Redman & Johnson	www.chesapeakecity.com/towncoun.htm	Adopted June 1999	Zoning ordinance creates a traditional neighborhood development (TND) district and a floating TND district for future implementation. Set of design guidelines supplemental to the design standards requirements.	Full range of conditions	Whole jurisdiction	Hybrid
Columbus, Ohio	Traditional Neighborhood Development (TND) Article	City Staff and Duany Plater-Zyberk	www.columbusinfobase.org/electlib/elechome.htm	Adopted May 2001	Creates four traditional neighborhood development (TND) districts and an administrative process that may be requested by landowners or developers	Full range of conditions (areas of two acres or more)	Whole jurisdiction. Mapped at request of applicant	Parallel

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Concord, North Carolina	Unified Development Ordinance	Freilich Leitner & Carlisle	http://www.ci.concord.nc.us/udo/	Adopted March 2001	Creates two traditional neighborhood development (TND) districts (county-coordinated) that may be requested by landowners or developers, as well as creating a transit-oriented development (TOD) district	Full range of conditions (no minimum area for TND-infill district)	Whole jurisdiction. TND mapped at request of applicant; TOD surrounding identified transit stations.	Hybrid
Cornelius, North Carolina	Land Development Code	City Staff	www.cornelius.org	Adopted October 1996	Full New Urbanist code replaced conventional zoning	Full range of conditions	Whole jurisdiction	Mandatory
Davidson, North Carolina	Planning Ordinance Overlay	Town Staff and The Lawrence Group	www.ci.davidson.nc.us	Adopted June 2001	Citywide ordinance focused on restoring traditional development patterns	Full range of conditions	Whole jurisdiction	Mandatory
Fort Collins, Colorado	Fort Collins Land Use Code	City Staff	www.colorado.com/ftcollins/landuse/article1.htm	Adopted June 2001	Conventionally formatted citywide ordinance including mixed-use neighborhood districts with provisions requiring minimum densities, some mix of housing types, and other New Urbanist features.	Full range of conditions	Whole jurisdiction	Mandatory
1. Gainesville, Florida	Land Development Code: Traditional Neighborhood Development (Article VII, Division V)	City Staff	user.gru.net/domz/tnd.htm	Adopted June 1999	Creates a traditional neighborhood development (TND) district and an administrative process that may be requested by landowners or developers	Greenfield or major infill (areas from 16 to 200 acres)	Whole Jurisdiction. Mapped at request of applicant	Parallel
2. Gainesville, Florida	Land Development Code: Traditional City Overlay District and Traditional City Area Minimum Development Standards (Appendix A, Section 4)	City Staff	fws.municode.com	Adopted June 1998	Overlay code works in combination with underlying area zoning: the underlying districts remain in effect and are further regulated by the Traditional City standards	Infill	Traditional City overlay district	Mandatory
Gresham, Oregon	Community Development Code: Land Use Districts and Plan Districts	City Staff	www.ci.gresham.or.us/departments/cedd/dp/code.htm	Adopted May 2001	The whole code is transit, mixed-use, and pedestrian oriented. It contains several sets of provisions that implement these objectives regarding the specific characteristics of each type of zone and subzone.	Full range of conditions	Whole jurisdiction	Mandatory
Hercules, California	Regulating Code for the Central Hercules Plan	Dover-Kohl & Partners	www.ci.hercules.ca.us ; www.hercules-plan.org	Adopted July 2001	Coding of building types corresponds with street type	Major reuse site	425 waterfront acres	Mandatory for most subareas, parallel for one
Hillsboro, Oregon	Zoning Ordinance: Vol II Station Community Planning Areas	City Staff	www.ci.hillsboro.or.us/Planning_Department/Default.asp	Adopted and Amended, April 1997	Regulation establishes 14 zoning districts for areas surrounding transit stations, distinguished by differences in emphasis on primary uses and intensity of development. Each of these, however, share a number of design and development standards	Full range of conditions	Areas surrounding transit stations	Mandatory
Hillsborough County, Florida	Land Development Code: Article 5, Development Options	Freilich, Leitner & Carlisle and County Staff	www.hillsboroughcounty.org/pgm/home.html	Updated January 31, 2001	Community design regulations including traditional neighborhood development (TND), transit-oriented development (TOD), and pedestrian-oriented development incorporated in the community development code	Greenfield and suburban retrofit	Whole jurisdiction	Optional

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Huntersville, North Carolina	Zoning Ordinance	Town Staff	www.huntersville.org/planning/ordinances.htm	Adopted November 19, 1996	Full New Urbanist code replaced conventional zoning	Infill and urban expansion	Whole jurisdiction	Hybrid
Jupiter, Florida	Mixed Used Development (MXD) Ordinance	Duany Plater-Zyberk with input and approval given by various city departments	http://www.jupiter.fl.us/P&Z/Files/mxd.pdf	Adopted 1995	Ordinance proposes planned unit developments (PUDs) that incorporate concepts of traditional neighborhood developments (TNDs)	Infill	Whole Jurisdiction	Mandatory
Louisville Metro Government, Kentucky	Old Louisville/Limerick Traditional Neighborhood Zoning District Land Development Code including Form Districts	Louisville Metro Staff with Clarion Associates	www.loukymetro.org/Department/PlanDesign/ldc.asp	TNZD adopted November 2002; form based code adopted August 2002 for March 2003 implementation	Revised land development code for all localities in Jefferson County creating a two-tier code with zoning and form districts working in tandem. Design, sign, landscape, lighting, and other standards vary by form district.	Full range of conditions	Louisville Metro area	Mandatory
1. Miami-Dade County, Florida	Traditional Neighborhood Development Code	Duany Plater-Zyberk and County Staff	http://www.co.miami-dade.fl.us/planzone/	Adopted 1993	Traditional neighborhood development (TND) standards provide a stronger community through architecturally contextual buildings and public spaces, which also contain a mix of uses within a higher-density district.		Agricultural or other low-density residential zoning districts	Optional
2. Miami-Dade County, Florida	Kendall Downtown Urban Center (KDUC)	Dover-Kohl and Partners, Duany Plater-Zyberk, County Staff	http://www.co.miami-dade.fl.us/planzone/	Adopted December 1999	The new district replaces existing districts with the goal of producing an urban area with an intensity appropriate for a transit-oriented district, an interconnected street network, good public open spaces in specified locations, and buildings that front on open spaces and streets.	Infill, reuse, and intensification sites	Kendall Downtown and other smaller sites of about 50 to 75 acres near light rail transit stops	Optional
McKinney, Texas	McKinney Regional Employment Center, Urban Design Standards	Gateway Planning Group and Duany Plater-Zyberk	www.mckinneytexas.org/newurbanism	Adopted February 1, 2000	Design standards organized and divided into three overlay zoning categories, completed by a set of standards applicable to the whole area.	Urban expansion	Regional employment center	Mandatory
Monroe, Michigan	TND Ordinance	Urban Design Associates and City Staff		Adopted 1999	Traditional neighborhood development (TND) adopted as optional zoning district that can be applied to areas currently zoned agricultural or low-density residential, includes pattern book defining architectural styles.	Urban expansion.	Applied at option of developer to greenfield sites	Optional
1. Orlando, Florida	Traditional Neighborhood Development Code	Duany Plater-Zyberk and Coffey and McPherson	www.cityoforlando.net/planning/deptpage/curproj.htm	Not adopted	Full optional New Urbanist code. Creates three regional zoning categories: Rural (to remain undeveloped), Urban (mixed-use), and District (specialized single-use). The Urban category is subdivided in six specific zones ranging in character from urban to rural.	Full range of conditions	Whole jurisdiction. Mapped at request of applicant	Parallel
2. Orlando, Florida	Southeast Orlando Sector Plan Development Guidelines and Standards (Chapter 68 of City Land Development Code)	Calthorpe Associates	www.cityoforlando.net/planning/deptpage;and fws.municode.com	Adopted October 1999	Regulations implementing New Urbanist plan for major urban expansion area	Greenfield	19,300-acre urban expansion area	Mandatory for most area properties

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Pasadena, California	Multifamily residential districts (City of Gardens)	Solomon ETC	www.ci.pasadena.ca.us/planning/deptorg/dhp/gardens.asp	Adopted February 1989	Regulations specific to multifamily buildings based on detailed study of local building and landscape tradition	Infill	All areas zoned for multifamily use	Mandatory
Petaluma, California	Central Petaluma Specific Plan and SmartCode	Fisher and Hall Urban Design with assistance from Crawford Multari and Clark Associates, Sargent Town Planning, and others	http://ci.petaluma.ca.us/cdd/cpsp.html	Adopted June 2003	Form based SmartCode creating three new mixed-use zones based on the rural-to-urban transect.	Infill and reuse	400-acre infill area	Mandatory
Saint Paul, Minnesota	Saint Paul Urban Village Code	URS Corp. and City Staff	www.stpaul.gov/depts/ped	Adopted April 2004; in effect May 30, 2004	Three new districts providing for mixed-use areas at different densities and adding design guidance, incorporated in the city's zoning code.	Infill and major reuse sites	Major redevelopment sites	Mandatory
San Antonio, Texas	Unified Development Code (Chapter 35)	Freilich, Leitner & Carlisle (Mark White)	http://www.sanantonio.gov/dsd/udc	Adopted May 2001	New code for entire City with mandatory and optional provisions both incorporating New Urbanist principles	Full range of conditions	Whole jurisdiction	Hybrid
Sarasota, Florida	SmartCode for Downtown Sarasota	Duany Plater-Zyberk	www.ci.sarasota.fl.us/plan.nsf	Public hearings, Spring 2004	Early draft of code for Downtown using Smartcode, proprietary regulatory system developed by Duany Plater Zyberk	Infill	Downtown core, two waterfront districts, and three adjoining neighborhoods	Undecided, likely to be mandatory
Seattle, Washington	Station Area Overlay District Ordinances	City Staff	www.cityofseattle.net/planning/transportation/SAP/CouncilActions.htm	Adopted July 2001	Overlay code for future light rail station areas, works in combination with underlying station area zoning	Infill	Eight areas surrounding planned rail stations	Mandatory
Skaneateles, New York	Village of Skaneateles Zoning Law	Joel Russell	www.townofskaneateles.com/index.shtml	Adopted 1996	New urbanist regulations for established village center	Infill	Village Downtown	Mandatory
Sonoma, California	Development Code	Crawford, Multari & Clark and Moule & Polyzoides	www.sonomacity.org/Departments/planning	Adopted 2004	New code for the entire city with provisions incorporating New Urbanist principles (e.g., standards and guidelines for streetscape and block structure or mixed-use districts).	Full range of conditions	Whole jurisdiction	Mandatory
Suffolk, Virginia	Unified Development Ordinance (some provisions preempted by state statute)	Freilich Leitner & Carlisle	www.suffolk.va.us/citygovt/udo/index.html	Adopted 2000	New code with provisions incorporating New Urbanist principles. It establishes several Use Patterns that set flexible regulations to regulate the form and structure of future development.	Full range of conditions	Whole jurisdiction	Hybrid
Washington County, Oregon	Community Development Code	Planning Staff	www.co.washington.or.us/deptmts/ut/plan01/codepdf/code.htm	Adopted 1997	Regulation establishes nine transit-oriented development (TOD) districts distinguished by differences in emphasis on primary uses and intensity of development. Each of these, however, shares a number of design and development standards. Two overlay districts ensure development compatible with transit in areas surrounding future transit stations.	Full range of conditions	Areas surrounding existing and planned transit stations	Mandatory
Western Australia	Liveable Neighbourhoods: A Western Australian Government Sustainable Cities Initiative	Western Australian Planning Commission, Ecologically Sustainable Design	www.planning.wa.gov.au/cgi-bin	Adopted June 1, 2000	State planning strategy allowing developers to choose an alternative to the current policies governing subdivisions and structure plans. It operates as a development code to facilitate the development of sustainable communities.	Greenfield or major infill	Whole jurisdiction. Mapped at request of applicant	Parallel