

Essential Rural Zoning Code Fixes

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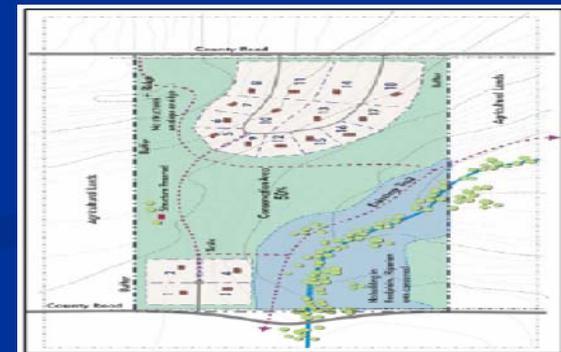
Office of Economic Adjustment
Defense Community Conference
November 4, 2009

Question:

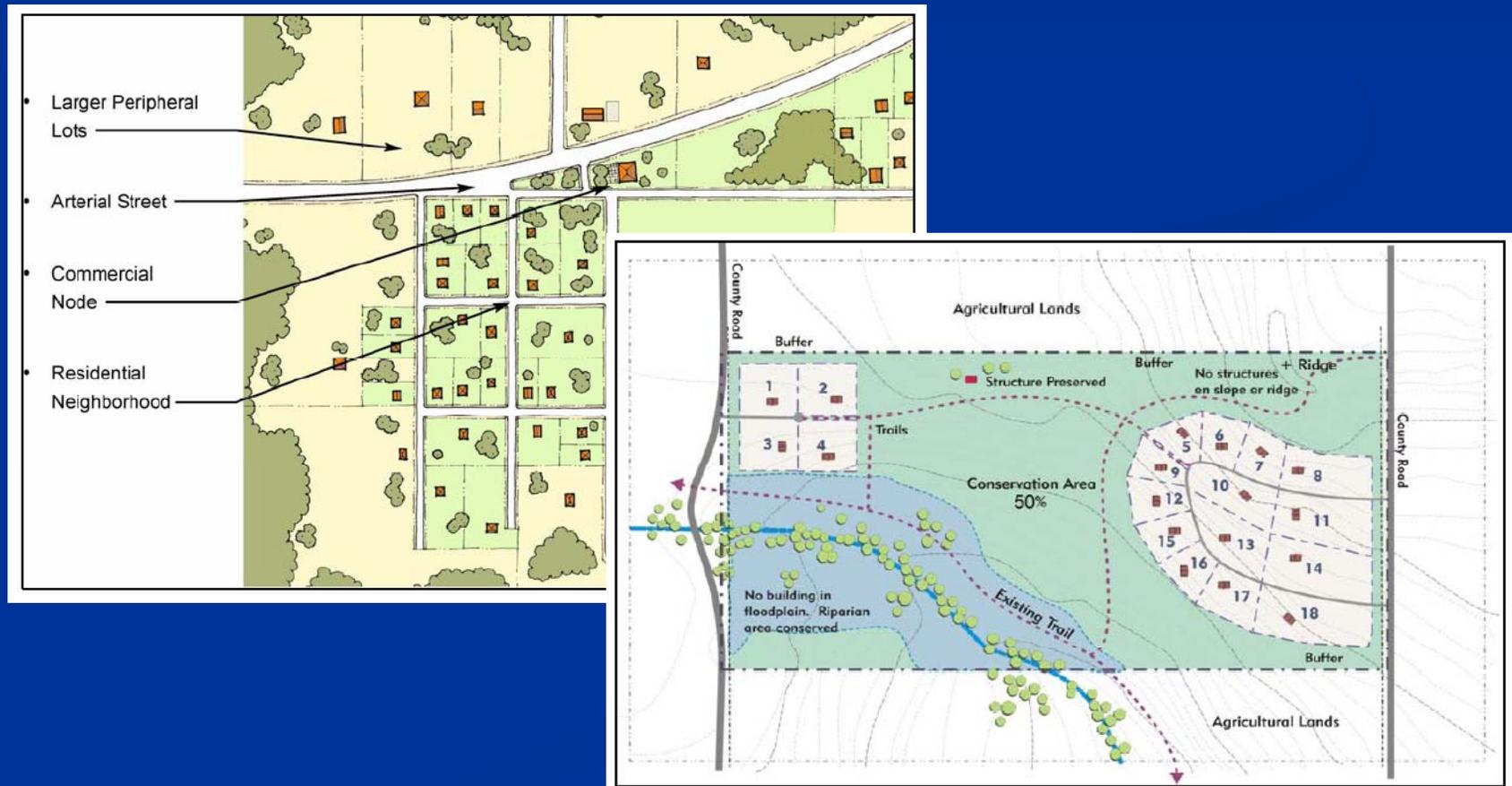
**What Model Codes is Appropriate
for Rural Communities?**

RURAL SMART GROWTH: WHAT IS IT?

- 3 Character Areas
 - Towns and villages
 - Transitional town impact areas with cluster subdivisions
 - True rural/ag lands
- New towns?
- Rural commercial?
- Tools
 - Town standards in town impact areas (e.g., no septic)
 - Conservation subdivisions
 - Large-lot, true ag zoning (1/80+ acres)
 - Rein in PUDs
 - Open space acquisition
 - Natural resource protection regulations



Rural Development: Hamlets and Conservation Subdivisions



LET'S MAKE A DEAL...

PUD ZONING

- **Origin:** 1950s-1960s—reaction to inflexibility of Euclidean zoning
- **Goals:**
 - Sidestep Euclidean use strictures
 - Accommodate master planned communities/
mixed use new towns
 - Extract community benefits such as open space



PUD ZONING

Strengths:

- Accommodates creative development plans
- Substantial community benefits (open space, facilities, infrastructure)
- Greater community control over design--
higher quality development standards
- Internally integrated, connected mixed-use
developments

PUD ZONING

Weaknesses:

- Uncertainty PUD =
Plan Until Death or Please U Developers
- Time consuming process
- Undermines comprehensive planning
- Exactions = Extortion??
- Potential administrative nightmare

Essential Fix Format

- Introduction
- Response the Question
- Expected Benefits
- Steps to Implementation
- Minor Adjustments
- Major Modifications
- Wholesale Changes/Replacement



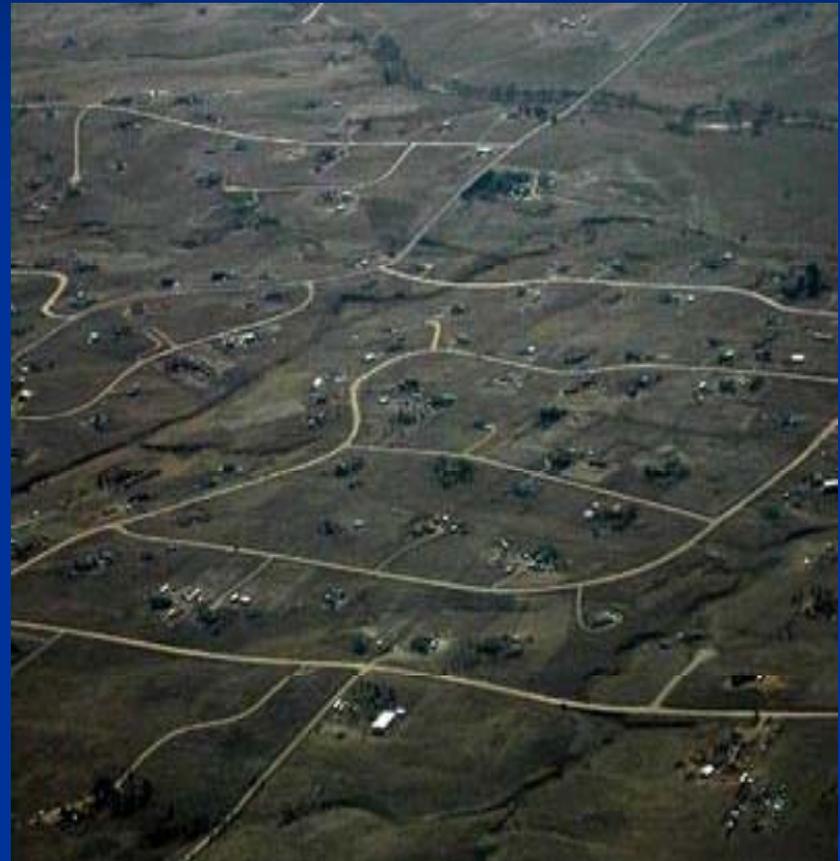
Top Rural Essential Fixes

- Street extension policy and apply municipal development standards (what constitutes a new town)
- How to do smart growth in areas where there is no sewer and water
- Address water infrastructure concerns
- Rein in rural PUDs (use some subset of the urban PUD standards)



Top Rural Essential Fixes

- How to get value out of land without runaway development – TDRs/PDRs/Density Bonuses
- Incorporate fiscal impact analysis
- How to manage rural commercial
- Create Annexation Policies and Development Standards to Support Growth Management Goals



Top Rural Essential Fixes

- Green fingers: open space/natural resource conservation/land suitability, design with nature
- Use appropriate densities in Rural Areas
- Designated growth areas: Urban growth boundaries/Intergovernmental agreements/Green building-practice pointer



Other rural considerations

- Be true to your traditional character
 - Economic development
 - Design guidelines
 - How to calibrate development “rules”
 - Use the parts that you have already

Contact Information

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