

SAVING THE WORLD THROUGH ZONING: SUSTAINABLE COMMUNITY DEVELOPMENT CODE REFORM PROJECT

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C L A R I O N

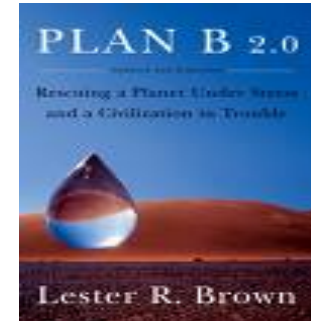
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April 2009





ZONING: EVOLVE OR R.I.P.



**Sustainable Community
Development Code**

Smart Code

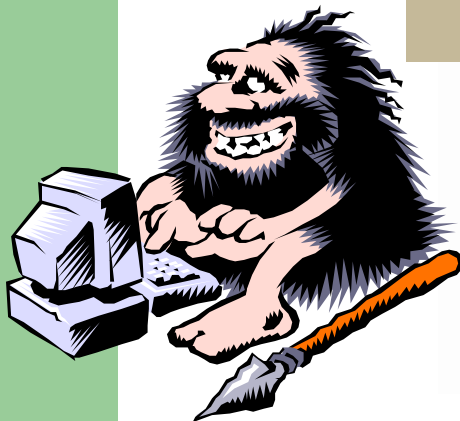
**Hybrid
Codes**

Performance

**Form-
based**

PUD

Euclidian Zoning



Sustainable Communities...

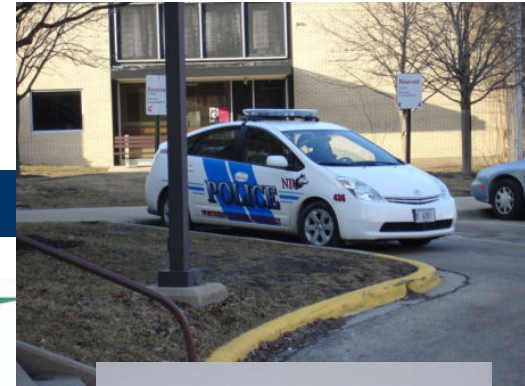
- ...meet the needs of the present while ensuring that future generations have the same or better opportunities. *Brundtland Commission 1987*



Local Sustainability Programs

Typical Focus: Gov't Operations

- Hybrid fleets
- Compact fluorescent bulbs
- Mass transit
- Green city buildings
- Purchase renewable power
- Recycling programs



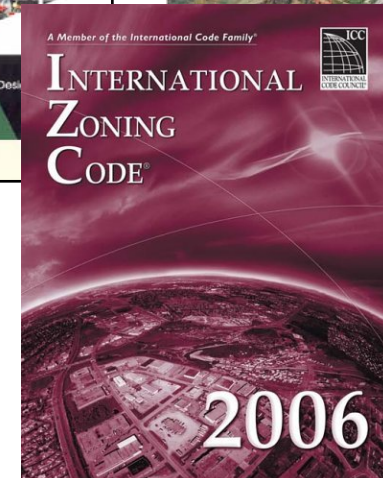
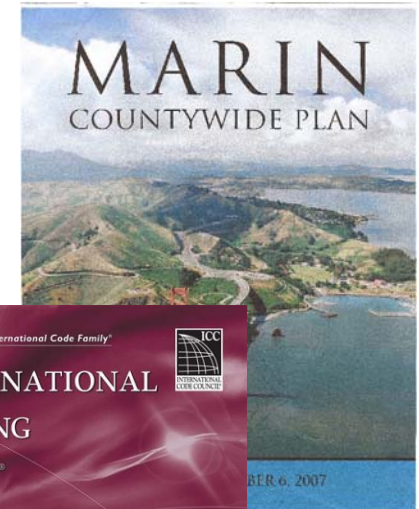
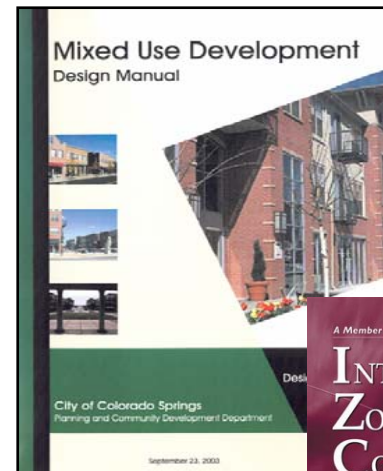
Local Sustainability Programs: What's Missing??

LITTLE FOCUS ON:

**Development patterns/
private development**

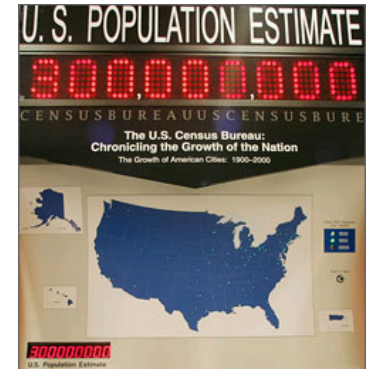
Comprehensive plans

Development codes



WHY DO DEVELOPMENT PATTERNS MATTER??

- 100 MILLION MORE OF US BY 2043!!
- 70 MILLION NEW HOUSING UNITS



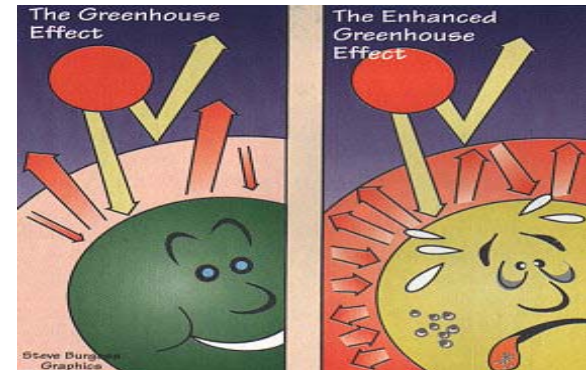
IMPLEMENTING SUSTAINABILITY PRINCIPLES THROUGH ZONING

THREE BASIC APPROACHES:

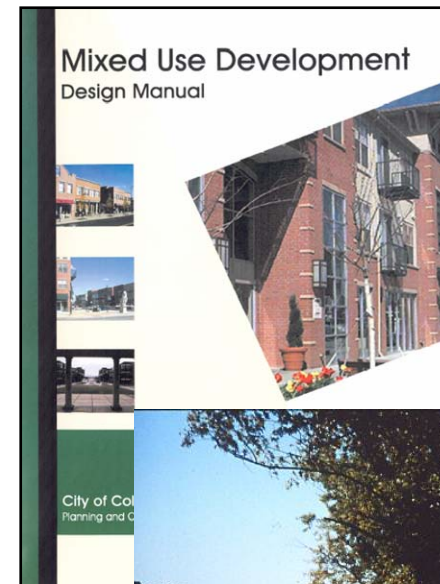
- **REMOVE OBSTACLES**
 - > Eliminate bans on solar panels/wind turbines
- **CREATE INCENTIVES**
 - > Density bonuses for green roofs
- **REGULATE**
 - > Mandatory water-conserving landscaping



Sustainable Code: Climate Change



- Remove Obstacles
 - Create mixed-use zone districts and help reduce reliance on automobile
 - Allow solar panels by right and clothes lines
- Create Incentives
 - Landscaping credit for protecting existing trees



Sustainable Code: Climate Change

- **Regulate:**
 - Require green/cool roofs
 - Require minimum density development around TOD stations





Sustainable Community Development Code

A Code for the 21st Century

Beta Version 1.1



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THE TIME IS RIPE: PEOPLE ARE READY!!!

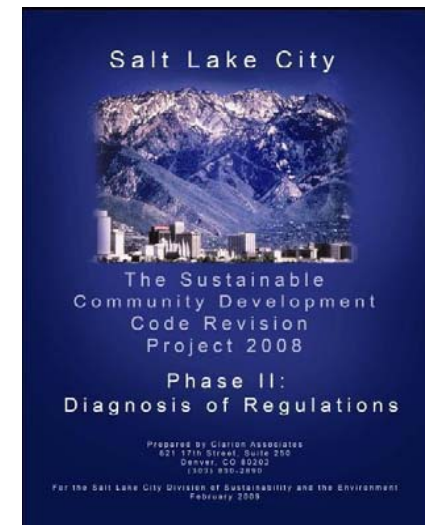
Rooftop garden
on car



THE TIME IS RIPE: LOCAL GOVERNMENTS ARE LEADING THE WAY!!!

SALT LAKE CITY GREEN

<http://www.slccgreen.com/CodeRevision.htm>



SUSTAINABLE COMMUNITIES BEGIN WITH SUSTAINABLE PLANS AND DEVELOPMENT CODES

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