

## Sustainability Aspects of the 2009 Draft Zoning Code

### Open Space, Impervious Surfaces and Landscaping

Lot coverage requirement establishes a maximum percentage of impervious surfaces on a lot; the remainder must be green space.

Pervious pavement and green roofs are encouraged because they are not included in maximum lot coverage.

Usable open space requirements revised so paved areas are not included (except walkways/pervious)

Landscaping requirements are increased, are now based on total “developed area” rather than parking area. Greater variety of landscape options.

### Residential Districts – Compact Development and Diverse Housing Types

Smaller lot sizes in many districts enable more compact infill development

Narrower front yard setbacks encourage interaction.

Open porches may extend into front yard setbacks.

Amount of required parking is reduced.

Required parking need not be constructed.

Many districts allow or require a mix of housing types.

Accessory dwelling units may be developed through an overlay district process.

### Mixed Use, Walkability and Community Health

New Neighborhood Mixed-Use District and Traditional Shopping Street District geared to neighborhood nodes and corridors, small-floorplate uses.

All Mixed-Use and Commercial districts allow residential uses.

Building form and design standards for Mixed-Use and Commercial districts bring buildings close to the sidewalk and reduce the visibility of surface parking to create a more lively pedestrian environment.

Traditional Workplace District encourages adaptive reuse of industrial buildings for a mix of uses.

New employment districts (Traditional Workplace and Employment Campus) encourage greater densities than existing suburban business parks.

### Transit-Oriented Development

New transit-oriented development overlay district will apply around transit stations, based on a station area plan, with minimum levels of density, intensity and mixed use.

### Parking

The amount of required parking is reduced for almost all uses.

Maximum parking standards are added for each use

Most commercial, mixed-use and employment districts do not require off-street parking, except for large uses and buildings or concentrations of eating places.

Bicycle parking is “detached” from number of automobile spaces required

New standards for short vs. long-term bike parking, parking area design

Increased landscaping for off-street parking, including bio-retention

Shared parking standards are updated to encourage shared parking

### Renewable Energy

Wind and solar equipment allowed in required setbacks (state legislation).

### Shoreland

New lakefront development standards limit lot coverage and regulate setbacks.

### Local Food Production

Community gardens a permitted use in all districts.

Market gardens (for-profit) a conditional use in most districts.

Urban Agriculture District allows more intensive food production, including greenhouses.

Farmers markets a permitted use in all Mixed-use, Commercial and Employment districts.

Bee-keeping and aquaculture allowed in Agriculture, Urban Agriculture and Employment districts.