



Tool: Smart growth zoning codes for small cities

Provider: Smart Growth America and Clarion Associates

Summary:

Small cities and rural areas often have very different growth and development issues from their big city cousins—but their zoning codes are often drawn from the same templates. This workshop will offer a menu of “quick fixes” that local governments can make to their zoning codes to promote smart tailored for small cities and rural areas.

Areas of potential focus include:

- Planned unit development
- Right-sizing roads
- Protecting sensitive natural and agricultural areas
- Rural commercial development
- Fiscal impact analysis
- Annexation polices
- Conservation development

The workshop draws on the latest smart growth material and the presentations and discussions will also focus on implementation issues and strategies drawing on hands-on experience in other communities.

How it works:

- One-day session with community leaders and staff begins with an overview that discusses the principles of smart growth and some typical disconnects between those principles, community goals and local development codes
- Driving/walking tour of the community to discuss priority fixes to perceived problems on the ground
- Hands-on working session with local officials to conduct an initial zoning code assessment and identify 4-6 priority fixes and a strategy for implementation.

Outcomes:

- Identification of local smart growth goals and shortcomings of local zoning code
- Understanding of smart growth principles and how zoning codes can help accomplish them.
- Specific list of local priority code fixes and tips and advice on implementation strategies

