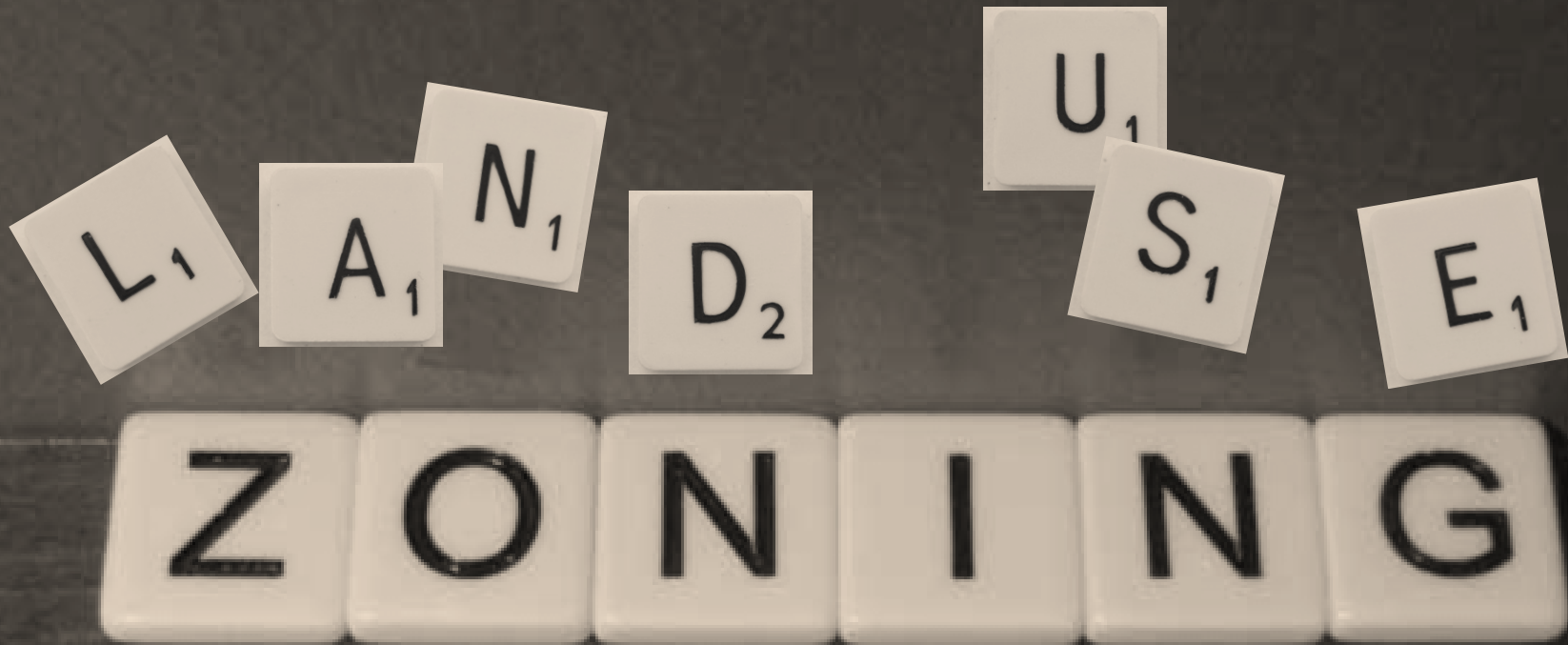


What Does the City Have?

Aubrey Hammontree, AICP

City of Oklahoma City Planning Department




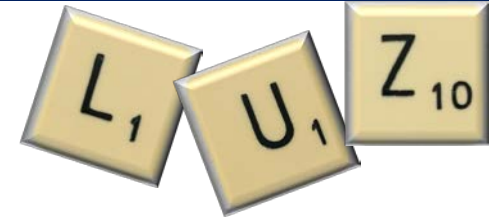
ZONING

What you always wanted to know...

**What is zoning and where
did it come from?**

It goes way back...

The Industrial Revolution



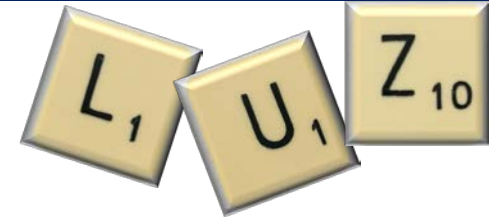
Hey, it was a
good idea at the
time!

Zoning was created in the early 20th century in response to problems associated with overcrowding in central cities and intrusion of heavy industry into retail and residential areas.

early goals were to

- Prevent overcrowding by limiting residential density
- Limit incompatible uses by separating them

Evolution over the past century

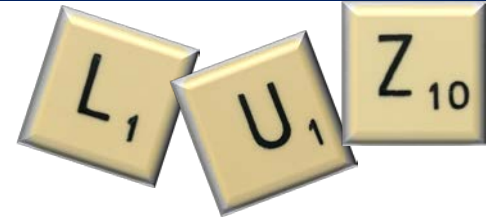


Zoning later evolved into a means for growth management: keep new development in line with available facilities. Today, virtually all large cities in the United States have adopted zoning codes to regulate land uses.

modern zoning goals

- Integrated land uses
- Pedestrian friendly communities
- Preserve historic assets

Zoning seeks to protect public health, safety and welfare by regulating the use of land and controlling the type, size and height of buildings.



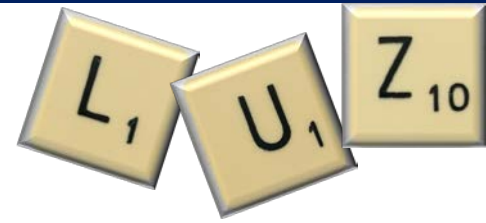
Trends and Themes

- Emerging **trends** in planning, design and development that are being incorporated into zoning codes:
 - *New Urbanism*
 - *Smart Growth*
 - *Sustainable Design*
 - *Green Buildings*
 - *Inclusionary Zoning*
- Common **themes** in zoning reform as cities revise and modernize their old codes:
 - *Transit-oriented development*
 - *Increased attention to design*
 - *Preserving the character of older neighborhoods*

Z O N I N G

And now that you know that, you wonder...

**What are the different
forms zoning can take?**



Euclidean Zoning

history

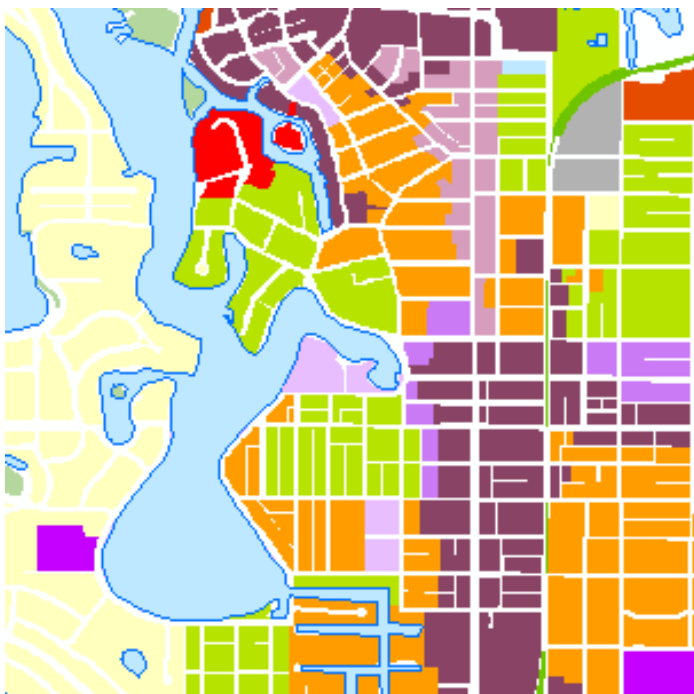
- Named after the town of Euclid, Ohio. (U.S. Supreme Court case which upheld the municipality's ordinance)
- Most common and most traditional approach
- Has influenced the content and design of zoning codes across the country for decades
- Also called “Traditional Zoning” or “Building Block Zoning”

how it works

- Regulates development through *land use classifications* and *dimensional standards*.
- Each land use must comply with dimensional standards that regulate the height, bulk and area of structures.
- Standards typically take the form of setbacks, side yards, height limits, minimum lot sizes, and lot coverage limits.

Zoning Maps

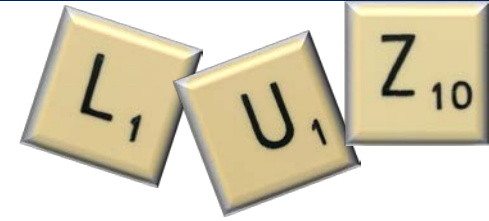
- Parcels of land are assigned a zoning classification
- Typical districts are residential, commercial, institutional, and industrial



Zoning

| | |
|---|--|
|  | B1 (Business, Neighborhood District) |
|  | B2 (Business, General District) |
|  | B3 (Business, Industrial Transition District) |
|  | EM (Extractive Manufacturing District) |
|  | HE (Higher Education District) |
|  | M1 (Industrial, Light District) |
|  | M2 (Industrial, General District) |
|  | MH1 (Mobile Home Community District) |
|  | MS (Medical Support District) |
|  | OM (Office - Manufacturing Park) |
|  | R4 (Residential Planned Community District) |
|  | R5 (Residential Recreational Community District) |
|  | RA (Rural Area District) |
|  | RP (Residential Performance District) |

Outcome: Unsustainable Development



Suburban Sprawl

- Population is spread out at low densities
- Homes, shops, and workplaces separated from each other, forcing people to drive everywhere
- Transportation network defined by huge blocks, poor access, lack of mobility options
- Excess parking
- Homogenous and uniform development
- Lack of well-defined activity centers such as downtowns and town centers
- Separation of industry (and jobs) outside of city
- Limited housing options
- Long commuting distances

Places we live...



Places we work...



Places we shop...



Places we learn...



Impact on Quality of Life

Social
health



Environmental
health

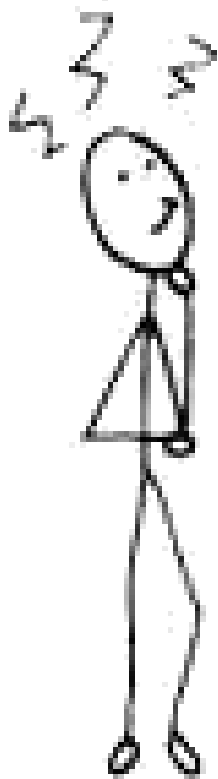


Financial
health



*I bet you're
thinking, really...*

How can land
use zoning
have that big
of an impact?











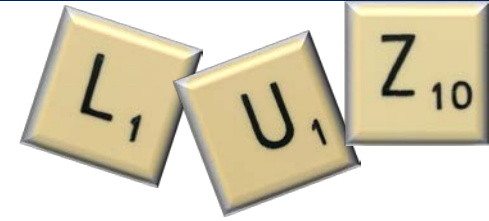




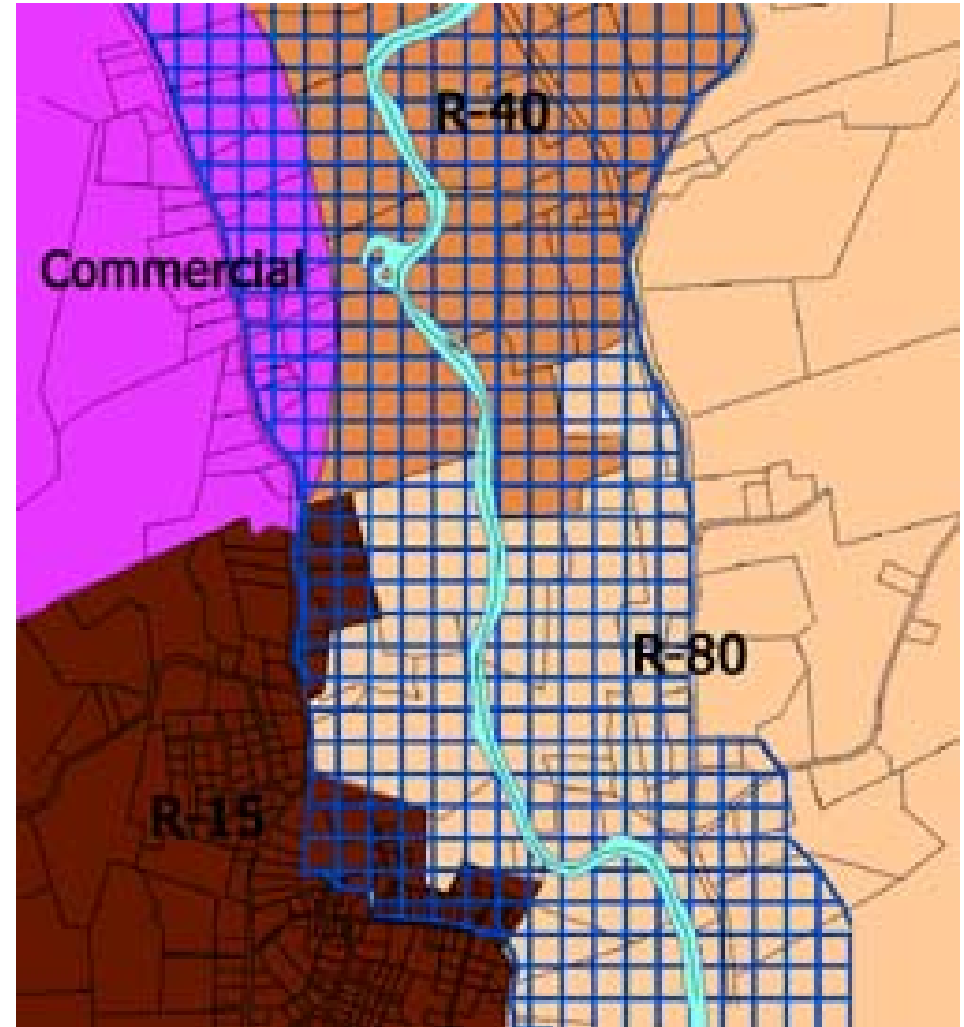


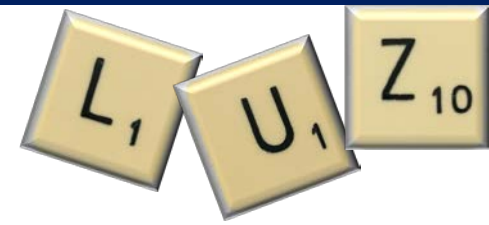
Zoning is like an onion

– it has layers



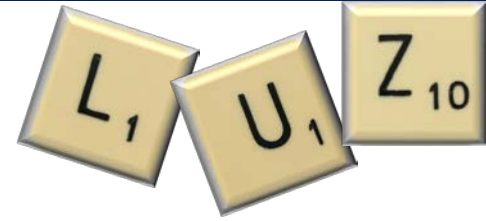
- Base zoning districts
 - Within those districts, specifies what **use units** are allowed
 - Regulations that pertain those uses are contained in the Municipal Code
- Overlay zoning districts
 - Additional layer of regulations, usually more restrictive
 - May contain “guidelines” or “criteria” that are subjective and require discretionary review





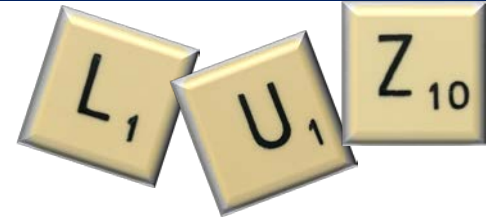
Modular Zoning

- Responds to the ever-growing number of zoning districts
- “Breaks-up” the idea of a zoning district into its fundamental building blocks and allows those components to be combined in different ways
 - permitted uses
 - dimensional standards (i.e., height, bulk, and setbacks, or form)
 - development standards (i.e., parking, signs, landscaping)
- Uses coding to explain those basic pieces (i.e. “R-3-B”)
- **Pro:** Encourages flexibility while tailoring zoning regulations to specific neighborhood character
- **Con:** Adds complexity to the zoning code - number of combinations can be very large and hard to administer



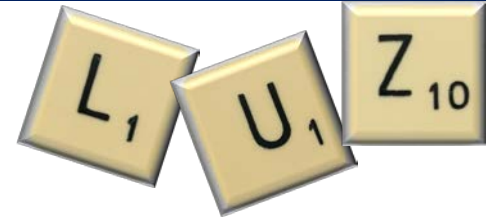
Incentive Zoning

- Originated in New York City and Chicago to respond to developers wanting increased densities
- Has become increasingly common over the past 20 years
- Allows larger, higher-density development than would be permitted under existing zoning
- *In exchange for* providing something not otherwise required that is in the community's interest
 - Such as open space, plazas, arcades, etc. or
 - Promotes a public goal such as affordable housing or transit access
- Allows for a high degree of flexibility, but can be complex to administer



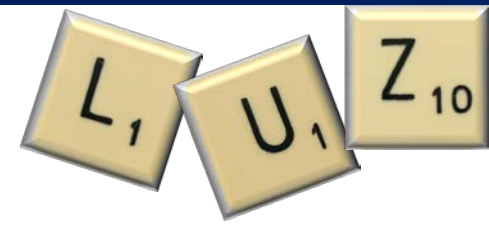
Performance Zoning

- Different concept than Euclidian Zoning which deals with limiting conflicting and incompatible uses by regulating land use and bulk.
- Regulates the *effects* or impact of land uses through performance standards
 - traffic flow
 - Density
 - Noise
 - Access to light and air
- Most uses are permitted if they can meet performance standards
- Allows for a great deal of flexibility but can be difficult to administer



Form-Based Codes

- Regulates not the type of land use, but the form that land use may take
 - form and mass of buildings and their placement along and within public spaces
 - relationship between building facades and the public realm
 - scale and types of streets and blocks
 - transitions in scale
- Regulations and standards presented in both diagrams and words
- Guided by a ***regulating plan*** that designates the appropriate form and scale (and therefore, character) of development rather than only distinctions in land-use types.



Form-Based Codes

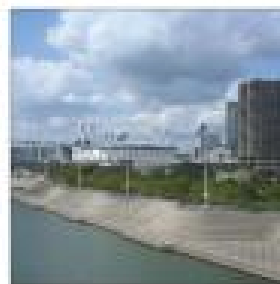
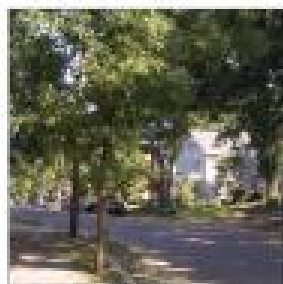
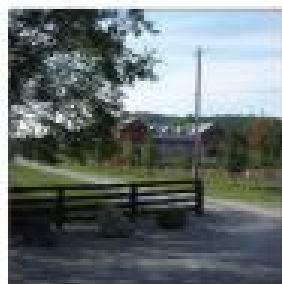
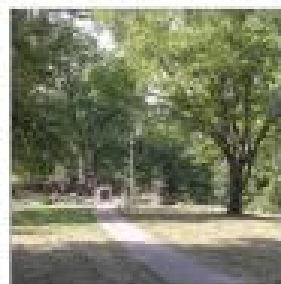
goals

- Mixed-use activities within buildings and blocks of the city
- Promote walk-ability through a greater emphasis on the pedestrian spaces
- Promote transit by establishing nodes of greater intensity concentrations

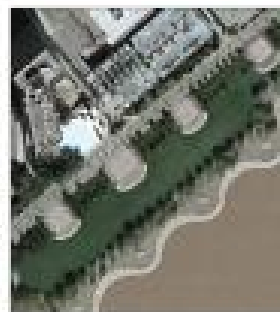
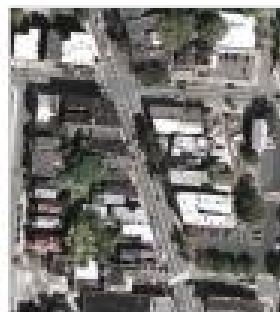
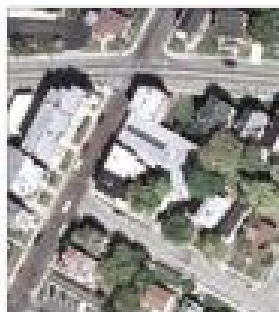
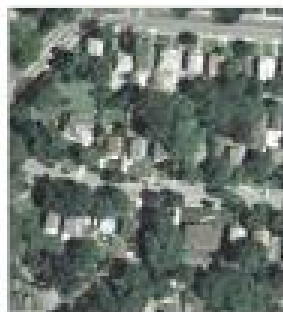
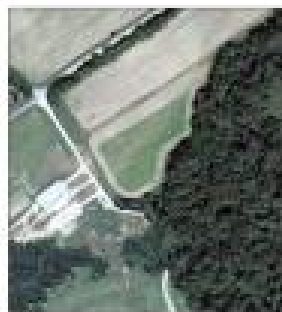
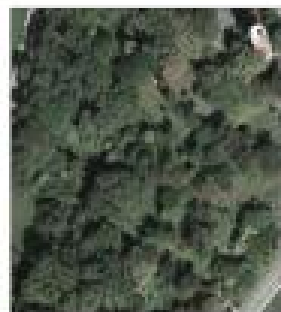
outcomes

- Zoning areas with greater intensity and mixed-use zones
- More transitional zones created by emphasis placed on form rather than use
- A zoning code that is proactive rather than re-active
- Codes and regulations that are easier to read for citizens and are more predictable

STREET VIEW



AERIAL PHOTOGRAPH

PRESIDENTIAL GROVE
EDEN PARKSAND RUN NURSERY
BOONE COUNTY, KYARNSBY PLACE
MADISONVILLEROSS & GLENWAY
PRICE HILLHAMILTON & CHASE
NORTHSIDE4TH AND WINE
DOWNTOWNTHE SERPENTINE WALL
SAWYER POINT

SECTION

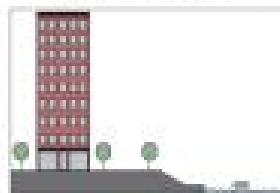
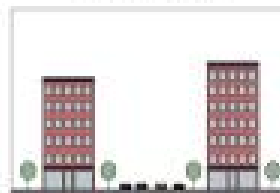
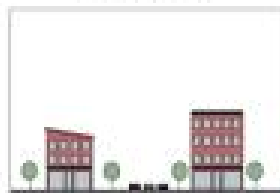
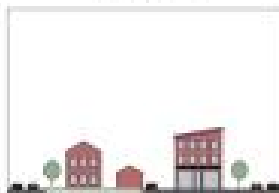
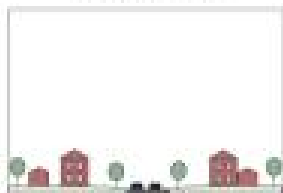
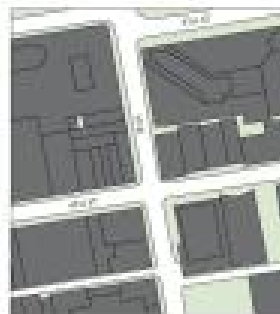
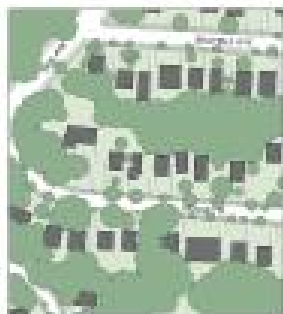


FIGURE GROUND / PLAN



T1

NATURAL ZONE

T2

RURAL ZONE

T3

SUBURBAN ZONE

T4

GENERAL URBAN CORE

T5

URBAN CENTER ZONE

T6

URBAN CORE ZONE

SD

SPECIAL DISTRICTS

URBAN DESIGN



Illustrative Plan

FORM-BASED CODE



Regulating Plan

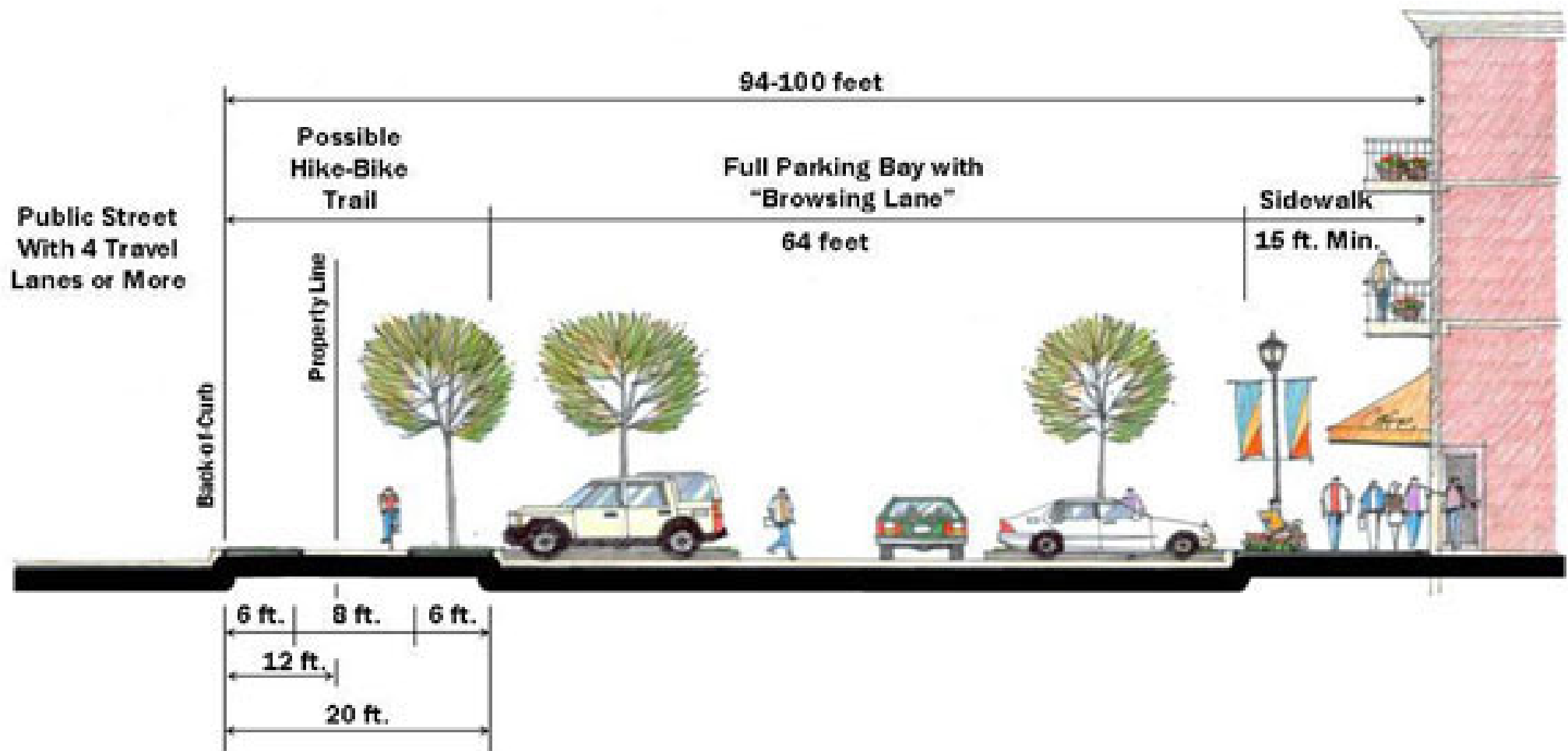
- **Building elements:** transparency, articulations, roofs, materials, entry, height
- **Building site and Placement:** lot dimensions, perimeter setbacks, build-to lines
- **Use:** use categories, approvals
- **Accessory provisions:** parking, signs, landscaping, screening, sidewalks, accessory buildings, lighting



Public Space Standards



Building Form Standards



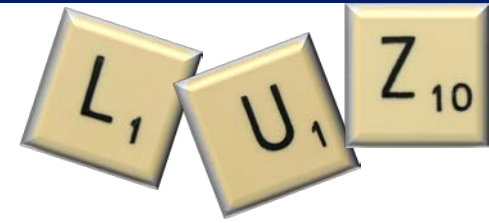
Key Differences

| Traditional Zoning | Form Based Codes |
|---|--|
| Use-based | De-emphasize use |
| Districts | Neighborhoods/streets |
| Emphasis on individual uses of property, rigid use of lot size & building placement | Emphasis on building relationships & on fitting building to its use & surroundings |
| Segregation of land uses | Mixed uses |
| Uniformity in neighborhoods | Diversity in neighborhoods |
| Limited ability to effect change | Ability to transform or preserve |
| Limited design standards | Focus on building/site form |
| Setbacks | Build to lines |
| Focus on site; little on right-of-way | Attention to street & streetscape |

ZONING

But what you're really interested in knowing is...

**How can urban foresters
work with these tools?**



Think big.

If you can't change the zoning of a piece of land or what the zoning ordinance says, change how zoning is applied.

Comprehensive plans

- Establish land use designations that describe appropriate development types for geographic areas
- Officials refer to comp plans to base decisions about new development and rezoning proposals

Example:

Environmental Conservation

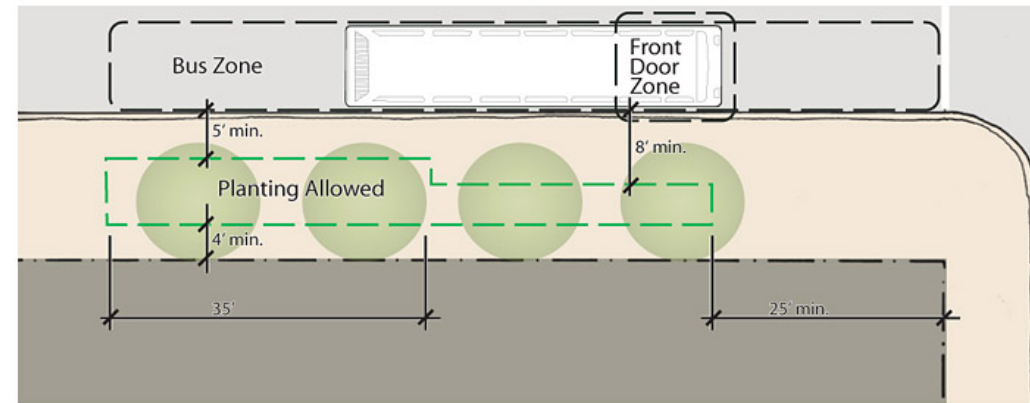
- Wetlands
- Habitat
- Significant vegetation / forest

Get in the weeds.

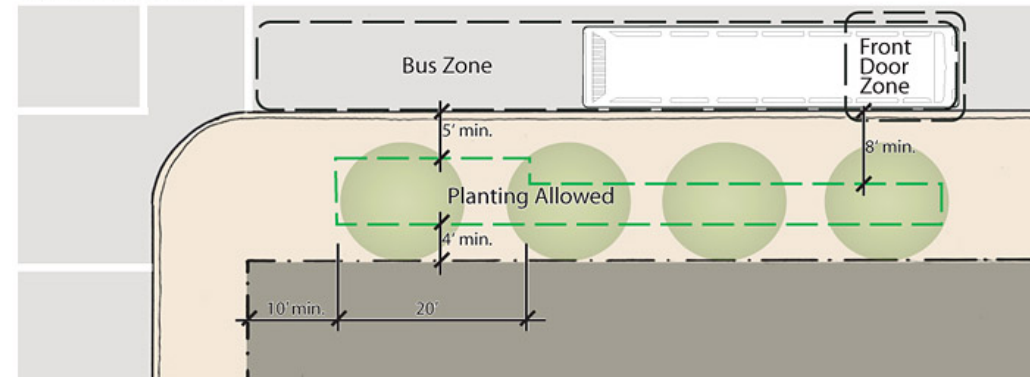
Offer to serve on a code development committee to create or modify development regulations or guidelines.

- All zoning districts are regulated through development standards and guidelines.
- Contribute your knowledge and expertise to help them be better!

Near Side Bus Stop



Far Side Bus Stop



Questions / Discussion

Aubrey Hammontree, AICP

City of Oklahoma City Planning Department

