America Walks

What to do when your zoning code doesn’t?

Sean S. Suder, Esq., LEED AP
Zoning has been an experiment in mandated single-use living accessible only by horsepower.
This is the result.
10 Zoning Code Diagnostics in cities averaging 35,000 people in Ohio, Indiana, Kentucky, Georgia

Approx. 2,000 provisions

Less than 5% actively promote walkable places
Code to desired outcomes

SECTION 155.003 | DISTRICTS

A. DD Downtown District

1. Purpose and Intent
   a. The "DD" Downtown District is a destination for retail, office, and entertainment uses, and is the government hub for Hancock County and the City of Greenfield. High-density multi-family residential uses (on the second and higher floors) should be combined with ground-level commercial uses to increase the population and vibrancy of downtown. New and redeveloped structures should be built to the sidewalk, include at least second and third stories, storefront windows, and signage oriented toward the pedestrian. Parking is a crucial component of downtown infrastructure but should not dominate the streetscape. Signage should direct residents and visitors to off-street parking which should be located at the structures to reduce the visual impact of parking.

2. Existing Development Pattern
   a. Downtown Greenfield has a traditional nineteenth-century urban core development pattern and is a center of activity for the community. Buildings generally do not have front or side yards and are of a height and massing typical of mixed-use commercial buildings from the nineteenth and first half of the twentieth century.

3. Desired Development Pattern
   a. The city desires to maintain the form and character of the historic urban core with buildings of a similar scale and mix of commercial and residential uses. Where infill opportunities exist, buildings should be developed in keeping with the traditional walkable urban form. The following graphic depicts the desired development pattern and is for illustrative purposes only and is not intended to be regulatory.
Focus on regulations that break down barriers to walkable places

- Introduce maximums
- Require sidewalks
- Allow outdoor dining
- Update subdivision regs
- Allow mix of uses