

Section of Code	Barriers/Practical Issues	Subdivision Mention	Examples from Other Jurisdictions
I. Food Production			
2. Ensure community gardens count towards open space, green area requirements and are considered permeable	1) community gardens are not defined in the code so there are no regulations as to the types of activities that would be allowed in them. 2) open space is also not defined 3) the green area definition includes non-"green" elements like sidewalks and swimming pools		Minneapolis permits community gardens in all zoning districts except the Downtown Business District and the General Industrial District subject to these specific development standards: (1) Overhead lighting is prohibited. (2) Signage is limited to a single, non-illuminated, flat sign of four square feet. (3) No more than two vehicles shall be parked onsite, excluding those parked within an enclosed structure. (4) Retail sales shall not be permitted, except as an approved temporary use
6. Permit farmers' markets and most farming activities in most zones	1) Country Markets (our basic equivalent of farmers market) are only SE in some residential zones and are not allowed at all in higher density zones. 2) Currently, agricultural uses are permitted in most zones except for the higher density ones, but the term "agricultural uses" is undefined. Because of this, there are compatibility issues with parking, allowable uses of agricultural chemicals, allowance for agricultural animals, etc.		Minneapolis allows farmers' markets as a temporary use in all zoning districts as long as it does not exceed a duration of seventy-five (75) days in one (1) calendar year. In the residence and OR1 districts, farmers' markets shall be located on institutional or public uses sites or on zoning lots of not less than twenty thousand (20,000) square feet. Temporary farmers' markets shall not be located in the I3 zoning district. They also must meet the following development standards: (1) A scaled and dimensioned site plan showing the layout of the entire market area, including parking spaces for the use, shall be submitted. (2) All vehicles necessary for the operation of the use shall be located on a dustless all-weather hard surface capable of carrying a wheel load of four thousand (4,000) pounds and shall not remain idling while the use is open. (3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon. (4) Canopies shall be securely fastened so as to stay in place during inclement weather. Canopies for temporary farmers' markets shall be removed during days that the farmers' market is not open to the public.
II. Energy Conservation			
18. Provide maximum incentives such as a property tax reduction or rebate for certain time or fastracking for climate positive development (Instead of sustainably consuming energy, buildings become net producers of energy); offer additional incentives for incorporating contiguous properties		not currently mentioned, but could be implemented	Aspen and Pitkin County, CO, has the Renewable Energy Mitigation Program (REMP) which charges new homeowners one fee if their homes exceed 5,000 sq. ft. and another fee up to \$100,000 if they exceed the "energy budget" allotted to their property by the local building code. See: http://www.newrules.org/energy/rules/climate-change/renewable-energy-mitigation-program-aspen-and-pitkin-county-co . In Oregon, a residential tax credit for wind turbines of \$2 per kWh produced during year one, up to \$6000. Eagle County and Marin County, CO are communities with performance-based permitting systems that award points for producing wind energy.
26. Permit district co-operative (see MXP zone for example, we need definition too) for alternative energy generation and neighborhood distribution	59-C-7.50(h): The MXP Zone's objectives include encouraging cooperatives for energy production and heating	not currently mentioned	Add this clause as an objective for all (or selected) zones or to the general provisions.
III. Waste Reduction			
27. Encourage or require reuse of existing infrastructure for redevelopment			Snellville, GA: Adopted a zoning provision requiring the construction of long-lasting, high quality, sustainable buildings through various requirements, such as a design approval process and list of acceptable building materials.
28. Allow houses greater than 5,000 sf to be redeveloped as senior housing, duplexes or triplexes		these should not be subject to Resubdivision Criteria in 50-29(b)(2)	Santa Cruz, CA: Studied conversion of large single-family houses into "co-housing" in an effort to improve the stock of affordable housing in the city. Noted that many are on large lots, with plenty of room for increased parking.
29. Consider recycling facilities a public amenity	Must have enforced plan attached.		Richmond, CA: Excludes recycling centers from FAR calculations in buildings, encouraging their inclusion.

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IV. Water Quality				
33. Require permeable/porous pavement in parking lots and driveways, particularly for driveways over 400 sq. ft. in size	59-C-15.55	Doesn't specify use of permeable pavement for parking surfaces. DOT, DPS and DEP should be involved here.		Permit use of permeable paving for parking stalls and spillover parking areas. Permit use of pervious material for single family driveways (porous pavers, paving stones, pervious asphalt or concrete), and/or use of 'two-track' design for residential driveways.
35. Mowed surfaces should not count toward green area requirements	59-A	Definition of green area currently includes lawns (also includes sidewalks, public plazas, swimming pools).		
37. Allow large harvested water cisterns and rain barrels in side and rear setbacks	59-C-1.326(3)(A-C), etc and 59-C-5.434 and 59-B-3.1	Current code prohibits accessory structures in setbacks. Current code prohibits permanent outdoor storage.		Allow greater extension into yard if necessary to accommodate rainwater harvesting system (roof extension to capture more water, gutter and pipe system to lead into collection cistern/barrel, or foundation for cistern/barrel, if considered part of steps, terrace or porch) - recommendation from DEP's consultant From Sammamish, Washington: "Residential development - three (3) rain barrels shall be permanently installed by the builder per lot.F" See: http://www.ci.sammamish.wa.us/files/ordinance/3750.pdf
V. Transport and Mobility				
40. Up-zone properties along transit corridors with frequent bus service; the properties on the major road would be a receiving area for the density from the adjacent single-family residential area via a well-written density transfer provision (see growth policy for map showing routes with transit headway of 15 min. or less)			would need to be recommended in the Master Plan; subdivisions must substantially conform to applicable Master Plan 50-35(h)(4)(l)	Arlington, VA: Rosslyn-Ballston Corridor. Concentrated development around transit stations in Arlington has created a dense, walkable "downtown" for the county. It has also increased transit ridership and decreased dependence on the automobile.
41. Decrease parking requirements	59-E-1	Each zone has a minimum parking threshold.		San Francisco, CA: In certain areas, including Downtown, parking maximums are in place, instead of parking minimums. ALSO: Bellevue, WA: In downtown area, requires that leases list parking as a separate line item. This reduces overall demand for parking, since some residents don't own a car, and won't "rent" a parking space.
42. Prohibit drive-thrus in metro station policy areas	59-C-6.22 (footnote 7)	Should be part of broad walkable street standard.		Montgomery County, MD: Drive-thrus are prohibited in CBD-Zones. ALSO, Arlington County, VA: Drive-thrus are prohibited except by Special Exception.
44. Require a certain number of mobility connections be made in residential zones (see LEED-ND) allow community-oriented commercial uses at intersections of primary, minor arterial and arterial roads to encourage walking for short trips		Road code could limit curb cuts. Master Plans, subdivision code, and zoning could require or incentivize inter-parcel access. Virginia has regulations limiting cul-de-sacs, for instance.	supported by 50-28(a)(2)	Virginia: The state recently passed a new law requiring that subdivision streets continue to the property line, allowing future connections through adjacent developments. This allows emergency vehicle access and shorter routes for cars, bikes, and peds.
45. Incentives for consolidating curb cuts on major highways and arterials		Road code could limit curb cuts. Master Plans, subdivision code, and zoning could require or incentivize inter-parcel access. Virginia has regulations limiting cul-de-sacs, for instance.		Washington, DC: Proposed curb cut regulations. Under proposal, any curb cuts would require a permit from the District DOT. Exceptions would be granted for cases where no feasible alternative exists (e.g. an alley). ALSO: Forsyth, GA: Requires that any office or retail uses grant an access easement for interparcel access to adjoining parcels to reduce turning movements on public streets.