

Building the Case for Updated Zoning Codes

MORPC
April 30, 2021

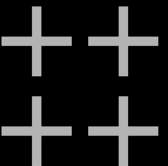
**ZO
NE CO ++**

ZONING POWERED BY LAW + PLANNING



A Short History

Thousands of years of
humanity, 100 years of
zoning.

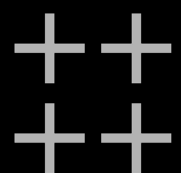
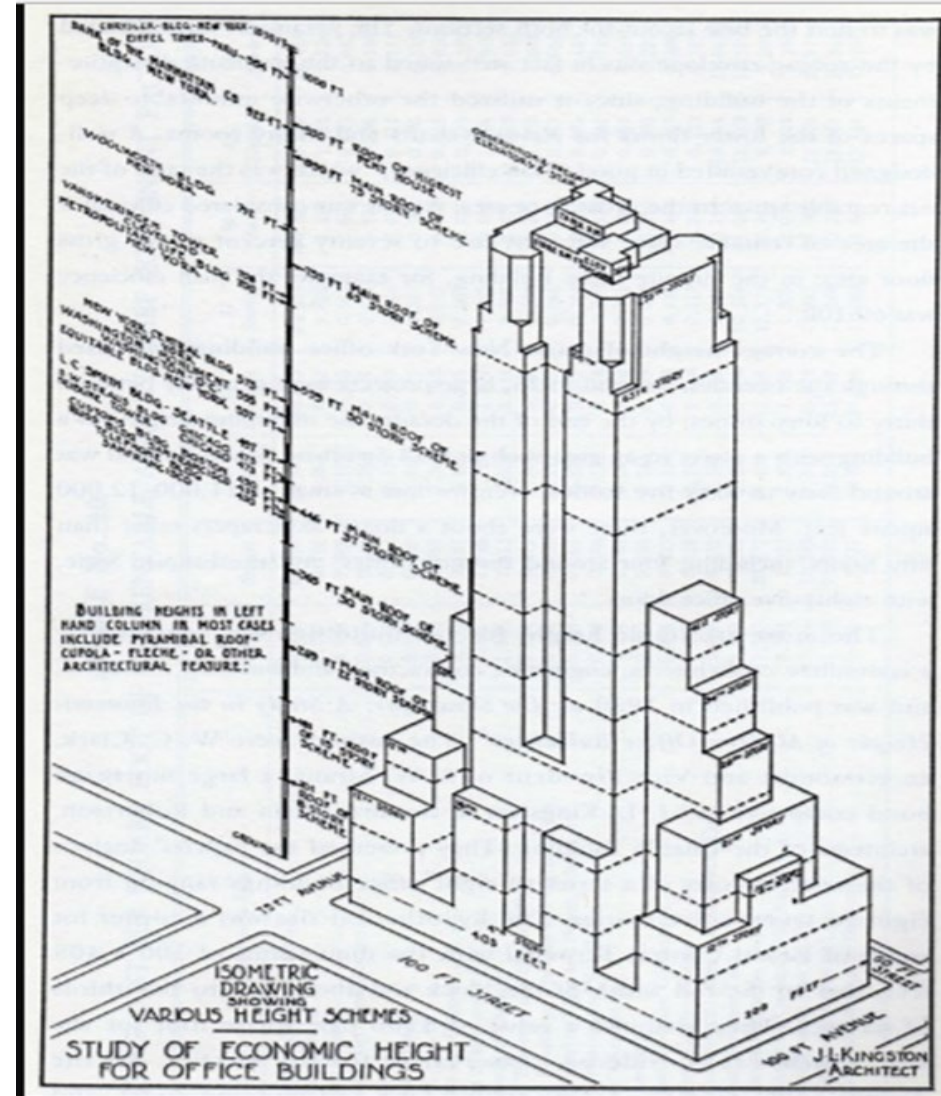


Zoning Solves Problems

One city's problems became everyone else's zoning laws.

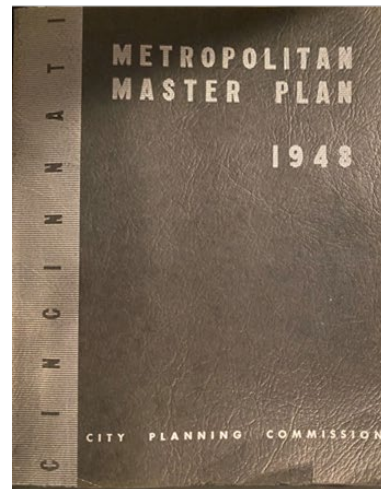
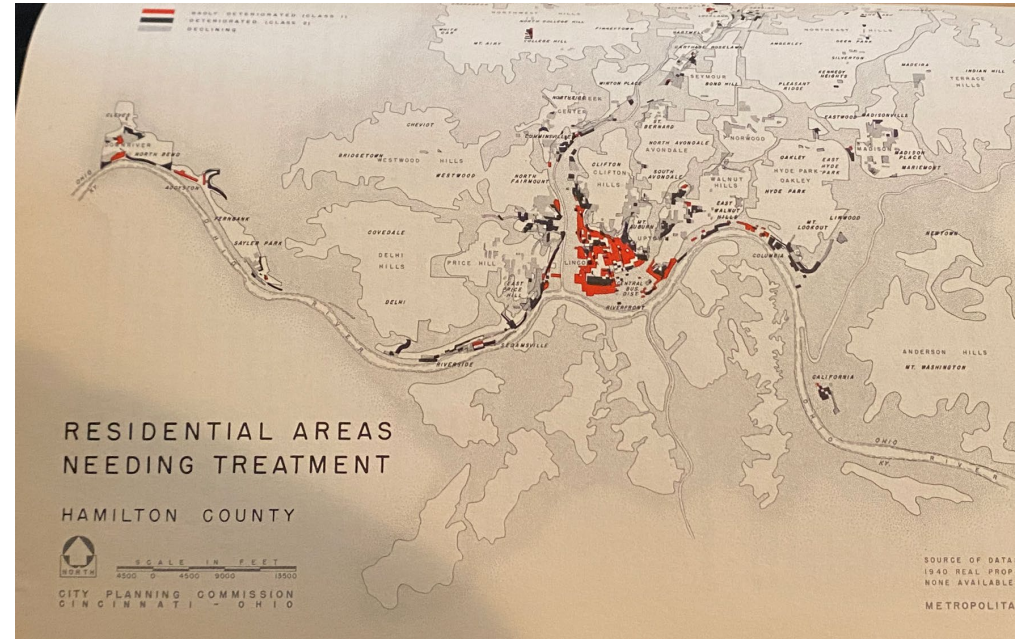
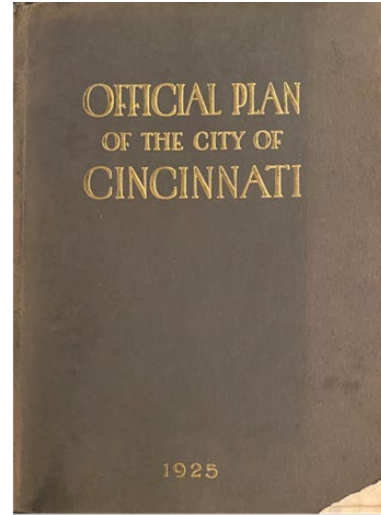
**CITY OF NEW YORK
CODE OF ORDINANCES
CHAPTER 5
*BUILDING CODE**

Art.	Effective	Page
1. General provisions	March 14, 1916.....	4
2. Materials	March 30, 1915.....	11
3. Working stresses and loads...	March 30, 1915.....	15
4. Classification of buildings.....	March 30, 1915.....	21
5. Restricted areas	March 30, 1915.....	25
6. Height, size and arrangement.		34
7. Light and ventilation.....	March 14, 1916.....	34
8. Exit facilities	March 14, 1916.....	37



100 Years of Assumptions

From plans to laws.



blems, periph- n, and active- extent aging sider thods lled ntal uch nal ties

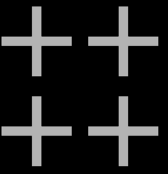
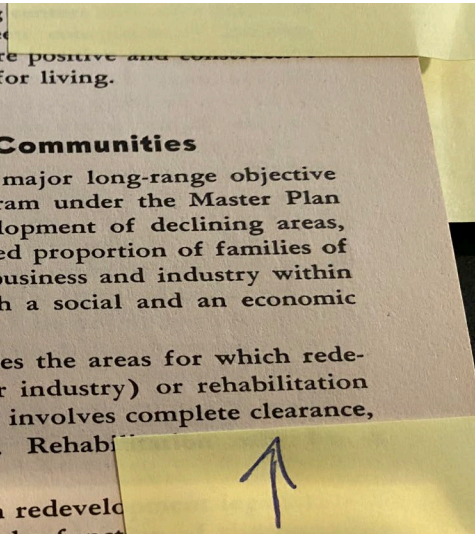
building lots. Parks, shopping for modern living have been Planning needs to play a more positive and constructive role in shaping future areas for living.

Restoration of Inner Communities

As for the older city, a major long-range objective of the city's planning program under the Master Plan is rehabilitation and redevelopment of declining areas, to hold and attract a balanced proportion of families of varied incomes and sound business and industry within the city limits. This is both a social and an economic necessity.

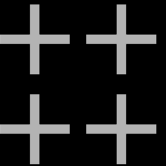
The Master Plan indicates the areas for which redevelopment (for residence or industry) or rehabilitation is proposed. Redevelopment involves complete clearance, replanning and rebuilding. Rehabilitation involves a variety of treatments.

When and if state urban redevelopment legislation should be the function



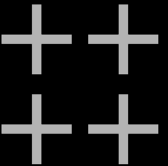
Assumptions

Single-family housing is the gold standard.

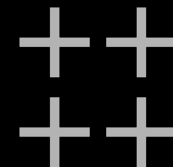
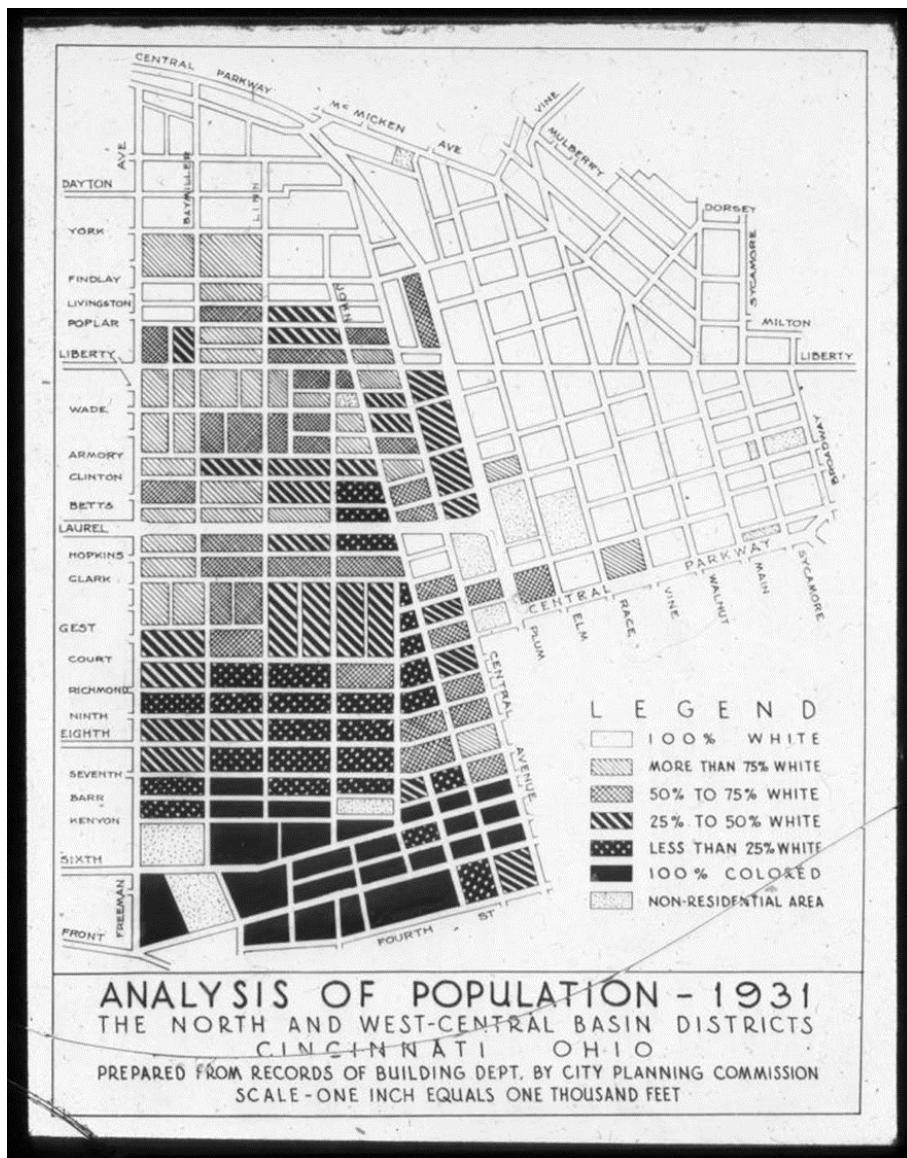


Assumptions

Density is unhealthy.

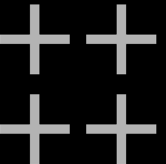


100 Years of Assumptions



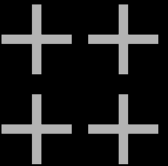
100 Years of Assumptions

Cars are the only way to get around.

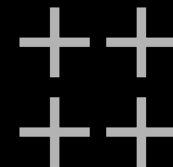


100 Years of Assumptions

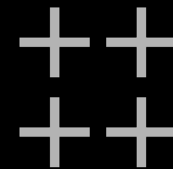
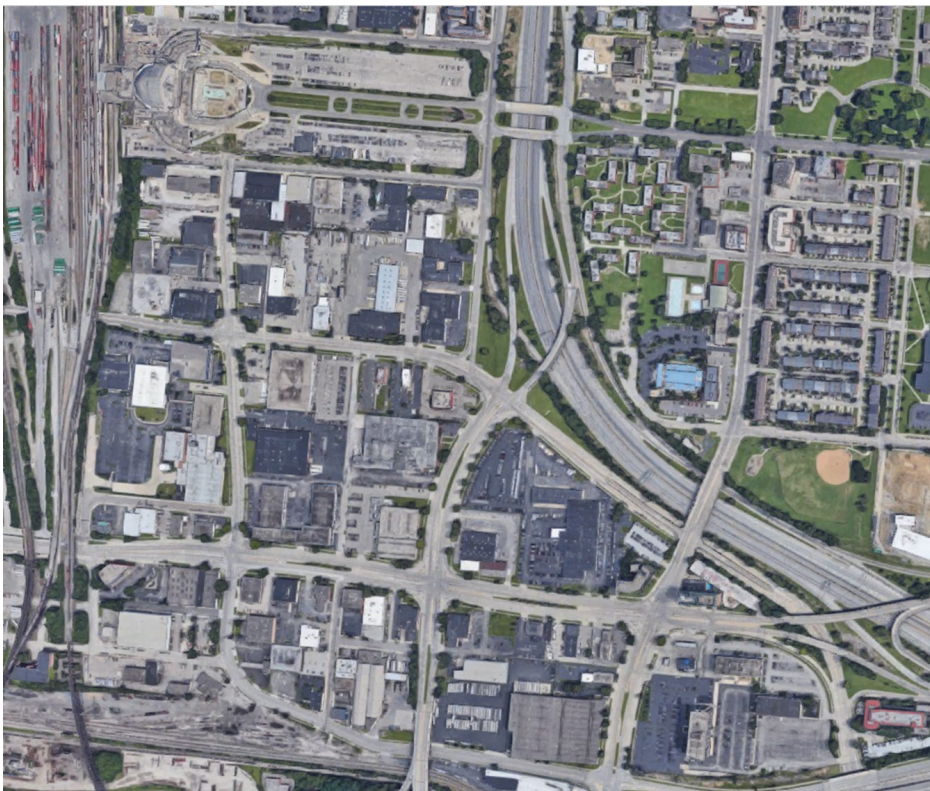
Good design is for
the privileged few.



A History of Destruction



A History of Bad Results





Ford

TOPICZ
Convenience Store Specialists
800-589-5009 www.topicz.com

KEEP
RIGHT



Gest St

TACO BELL
Drive Thru

TACO NIGHT GET A PARTY PACK NOW

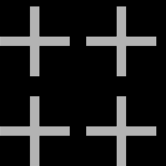


W Liberty St



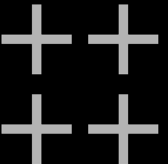
Correcting Course

A new zoning code is a course correction.



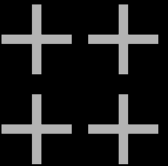
Correcting Course

Fixing mistakes
and rooting out
assumptions.



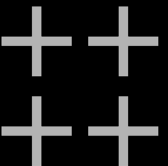
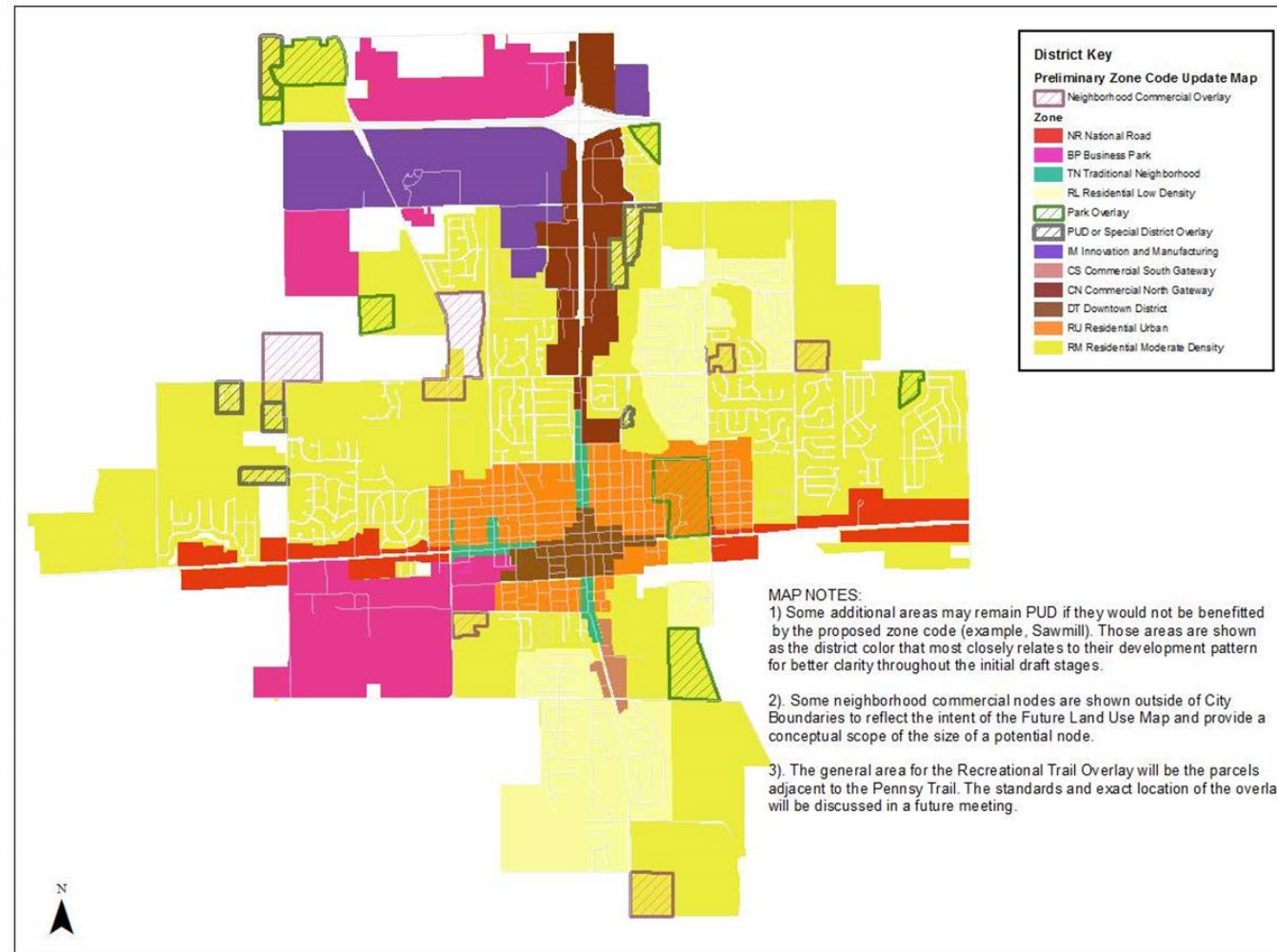
Removing Barriers

Focused on removing barriers to achieving a community's vision today and in the future... not a vision from a different era.



Approaches to Achieving Desired Outcomes

Districts
calibrated to
outcomes.



Approaches to Achieving Desired Outcomes

REYNOLDSBURG ZONING CODE

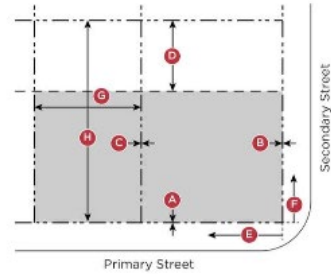
SECTION 1103.11 OLDE REYNOLDSBURG COMMERCIAL DISTRICT (ORD-C)



Image: Aerial view of the Old Reynoldsburg Commercial District

Key for Diagrams

--- Lot Line - - - - - Setback Line ■ Buildable Area



A. INTENT

The primary intent of this district is to strengthen the mixed-use, pedestrian-oriented nature of the existing historic downtown. Historic buildings, facades, and public spaces should be maintained. Interesting and stimulating pedestrian environments should be a primary feature of the District. Sidewalk cafe seating is encouraged, ground-floor retail with large windows should be promoted, and pedestrians should feel safe and comfortable. New residential development is highly encouraged to help bolster and support the vibrancy of the downtown. This District includes properties with frontage on East Main Street and extending west over Blacklick Creek and including the current municipal buildings and campus.

B. ALLOWED BUILDING TYPES

The building types allowed in the ORD-C are limited to the following, which shall be placed on lots with minimum dimensions sufficient to accommodate the allowed building type and setback dimensions. See this Chapter 1103.27 (Building Typologies) for detailed design standards.

ALLOWED BUILDING TYPES

Large Flex Retail Building	Bed and Breakfast Building
Medium Flex Retail Building	School and Institutional Building
Small Flex Retail Building	Community Center Building
Detached Single-Family Building	Community Activity Center Building

C. BUILDING PLACEMENT

Build-to-Zone (BTZ)	E Main St Fronting	Commercial District	
Front	0'-15'	NA	A
Side Street, corner lot	0'-10'	NA	B
Setback			
Front	NA	5' min	A
Side Street, corner lot	NA	10' min	B
Side	0' min	5' min	C
Rear	NA	30' min	D
Lot Coverage	NA	70%	

Building Form

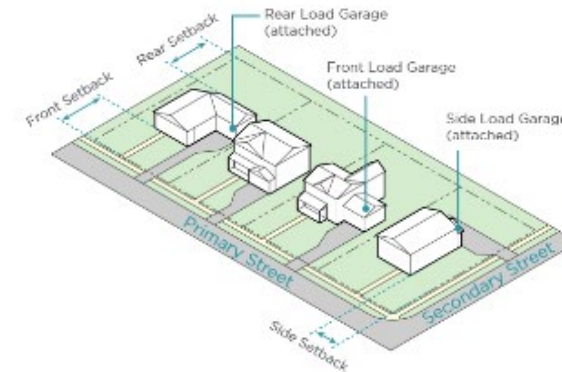
Primary Street built to BTZ	30% min	NA	E
Side Street, Corner Lot built to BTZ	30% min	NA	F
Lot Width	30' min	40' min	G
Lot Depth	NA	NA	H
Lot Frontage	30' min	40' min	

Notes

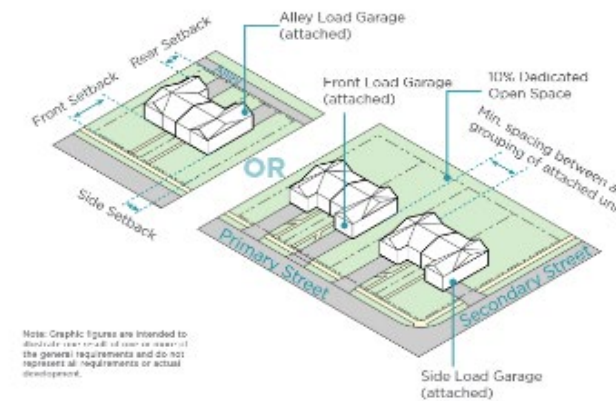
All floors must have a primary ground-floor entrance facing the primary or side street.

DISTRICTS AND OVERLAYS

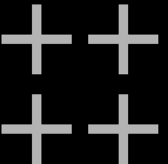
SRD SINGLE-FAMILY (DETACHED)



SRD SINGLE-FAMILY (ATTACHED)



Note: Graphic figures are intended to illustrate the general requirements and do not represent all requirements or actual development.





Thank you.

Sean Suder

ssuder@thezoneco.com

ZONING POWERED BY LAW + PLANNING