



Regulating Plan Example

What the SmartCode is all about

The SmartCode is a unified land development ordinance for planning and urban design. It folds zoning, subdivision regulations, urban design, and basic architectural standards into one compact document.

Because the SmartCode implements community vision by coding specific outcomes that are desired in particular places, it is meant to be locally customized by professional planners, architects, and attorneys.

The SmartCode is considered a “form-based” code because it strongly addresses the physical form of building and development. Conventional zoning codes are based primarily on use and density. They have caused systemic problems over the past sixty years by separating uses, making mixed-use and walkable neighborhoods essentially illegal.

The SmartCode supports these outcomes: community vision, local character, conservation of open lands, transit options, and walkable and mixed-use neighborhoods. It prevents these outcomes: wasteful sprawl development, automobile-dominated streets, empty downtowns, and a hostile public realm. It allows different approaches in different areas within the community, unlike a one-size-fits-all conventional code. This gives the SmartCode unusual political power, as it permits buy-in from all stakeholders.

The SmartCode is also a transect-based code. A transect is a cross-section of natural habitats for plants and animals, ranging from shorelines to wetlands to uplands. The specific transect that the SmartCode uses is based on the human habitat, ranging from the most rural environments to the most urban environments. This transect is divided into a range of “Transect Zones,” each with its own complex character. It ensures that a community offers a full diversity of building types, thoroughfare types, and civic space types, and that each has appropriate characteristics for its location.

The 6 transect zones are: Natural T1, Rural T2, Sub-urban T3, General Urban T4, Urban Center T5, and Urban Core T6.

The Transect is a powerful tool because its standards can be coordinated across many other disciplines and documents, including ITE (transportation), and LEED (environmental performance). Thus the SmartCode integrates the design protocols of a variety of specialties, including traffic engineering, public works, town planning, architecture, landscape architecture, and ecology.

The SmartCode addresses development patterns at three scales of planning: the scale of the region, the community, and the block and building.

Important: the SmartCode is not a building code. Building codes address life/safety issues such as fire and storm protection. Examples of building codes include the International Building Code, the International Residential Code, and the International Commercial Code.

REGULATING PLAN



- T-1
- T-2
- T-3
- T-4
- T-4 PRIME
- T-5
- SPECIAL DISTRICT
- CIVIC BUILDING
- PUBLIC PARKS
- NEIGHBORHOOD CENTER PEDESTRIAN SHED
5-minute walk center to edge
- TERMINATED VISTA
- PROPOSED STREET
- PROPOSED NEIGHBORHOOD HALL

STATE STREET VILLAGE

REGULATING PLAN

NORTH
→



NORTH
→

WHITNEYVILLE

REGULATING PLAN



NORTH
→

SPRING GLEN

REGULATING PLAN



CENTERVILLE

REGULATING PLAN

NORTH
→

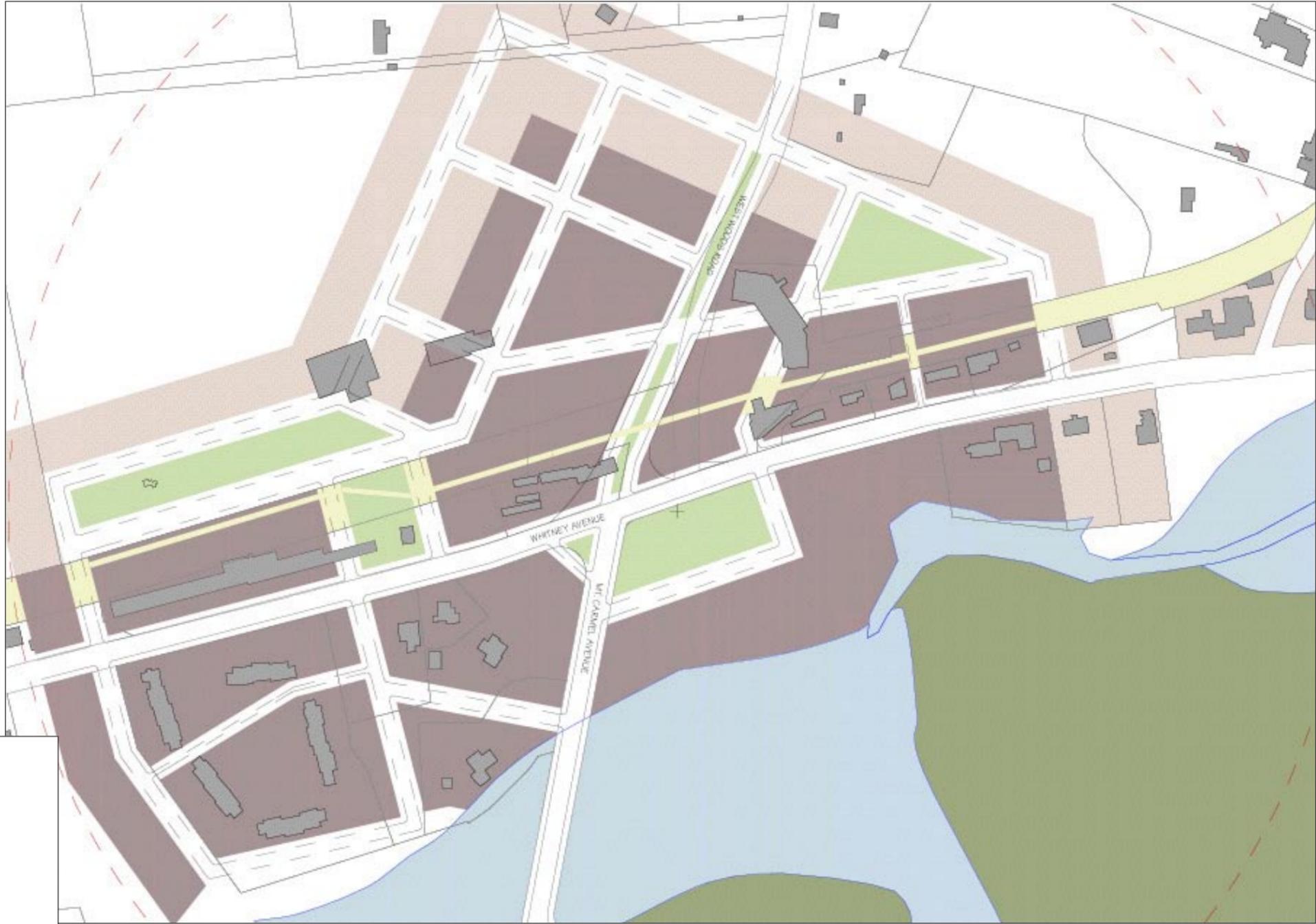


NORTH →



MT. CARMEL

REGULATING PLAN



NORTH
→

QUINNIPIAC

REGULATING PLAN



NORTH
→

LOWER DIXWELL

REGULATING PLAN



- T-1
- T-2
- T-3
- T-4
- T-4 PRIME
- T-5
- SPECIAL DISTRICT
- CIVIC BUILDING
- PUBLIC PARKS
- NEIGHBORHOOD CENTER PEDESTRIAN SHED
5-minute walk center to edge
- TERMINATED VISTA
- PROPOSED STREET
- MEETING HALL
- PROPOSED NEIGHBORHOOD HALL

NORTH
→

MIDDLE DIXWELL

REGULATING PLAN



- T-1
- T-2
- T-3
- T-4
- T-4 PDME
- T-5
- SPECIAL DISTRICT
- CIVIC BUILDING
- PUBLIC PARKS
- NEIGHBORHOOD CENTER PEDESTRIAN SHED
5-minute walk center to edge
- TERMINATED VISTA
- PROPOSED STREET
- MEETING HALL
- PROPOSED NEIGHBORHOOD HALL

NORTH
→

MAGIC MILE

REGULATING PLAN



- T-1
- T-2
- T-3
- T-4
- T-4 PRIME
- T-5
- SPECIAL DISTRICT
- CIVIC BUILDING
- PUBLIC PARKS
- NEIGHBORHOOD CENTER PEDESTRIAN SHED
5-minute walk center to edge
- TERMINATED VISTA
- PROPOSED STREET
- MEETING HALL
- PROPOSED NEIGHBORHOOD HALL

NORTH
→

UPPER DIXWELL

REGULATING PLAN