

A vibrant watercolor illustration of a city street scene. It shows a street with a crosswalk, a person walking a dog, a person on a bicycle, and various buildings and trees in shades of blue, green, and purple. The scene is lively and colorful.

Reshaping the City

Zoning for a More Equitable, Resilient, and Sustainable Future

TOCCARRA NICOLE THOMAS | M. NOLAN GRAY | HEATHER WORTHINGTON | JEREMY SHARP

SMART GROWTH AMERICA

UCLA

CENTER FOR ECONOMIC INCLUSION

CITY OF NORFOLK

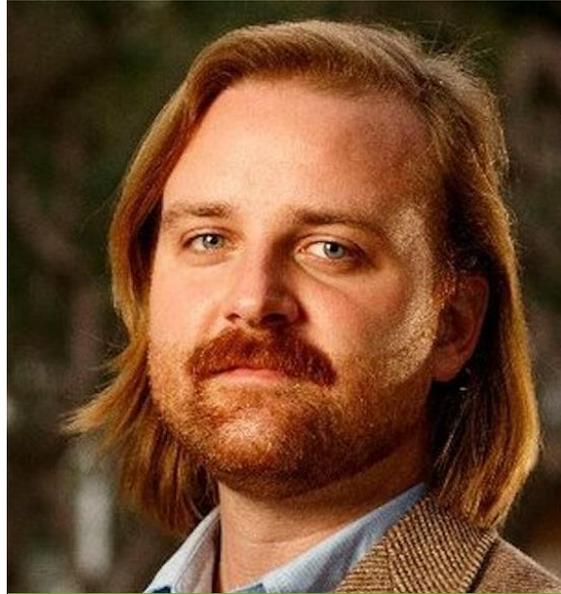
MARCH 24, 2023

Today's Speakers



**Tocarra Nicole Thomas,
AICP**

Director of Land Use and
Development |
Executive Director Form-
Based Codes Institute
Smart Growth America



M. Nolan Gray

Author, *Arbitrary Lines: How
Zoning Broke the American
City and How to Fix It*

University of California, Los
Angeles (UCLA)



Heather Worthington

Managing Consultant
Center for Economic
Inclusion



Jeremy Sharp

Zoning Administrator
City of Norfolk

Randall Lewis Center for Sustainability in Real Estate

*Lead the real estate industry
in creating buildings and
places where people and the
environment thrive*





(c) 2017 Scott Hargis Photo

Today's Agenda and Housekeeping

1. Overview of *Reshaping the City* report
2. Panelist Perspectives on Updating Zoning
3. What do you think? Attendee Polls
4. Discussion and Q&A
5. Survey

Housekeeping:

- This presentation will be recorded and distributed
- Please submit questions through the Q&A feature, and upvote the questions you want to see asked

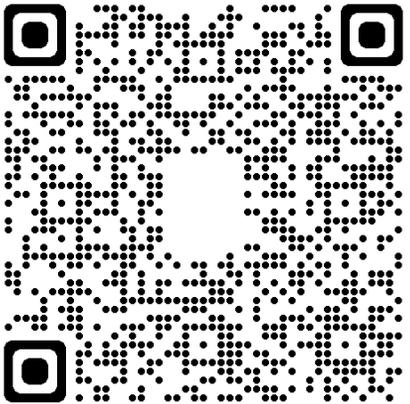


2023

RESILIENCE SUMMIT

MAY 15 | TORONTO

SCAN TO
LEARN MORE



Bringing together leaders in the fields of real estate and resilience to share practical solutions to protect communities and investment from climate risk while enhancing economic opportunity, environmental performance, and social equity

Hear from experts, engage in tours, and network at an exclusive closing reception!

uli.org/resiliencesummit

Reshaping the City

Zoning for a More Equitable, Resilient,
and Sustainable Future

ULI RESOURCE

Highlights **connections among traditional zoning and today's land use challenges**

Makes the case for updating **zoning policies** to support **health, social equity, climate action and resilience**

Shares **promising examples of zoning updates** from across the United States

knowledge.uli.org/zoning

TRADITIONAL ZONING

An aerial photograph of a suburban residential neighborhood. The houses are arranged in a grid-like pattern with streets and parking lots. The roofs are mostly light-colored. In the background, there is a large, flat, arid desert landscape with sparse vegetation and a road. The sky is clear and blue.

SEPARATING USES AND BUILDING TYPES

SEGREGATION BASED ON RACE, ETHNICITY, AND INCOME

INEQUITABLE ACCESS TO OPPORTUNITY

ADVERSE HEALTH AND ENVIRONMENTAL OUTCOMES

EFFECTS OF CURRENT ZONING APPROACHES



Promoting sprawl

Roughly **75 percent** of land zoned for housing in major U.S. cities allows only single-family homes. (*Planetizen*)



Creating and perpetuating residential segregation

Exclusionary zoning leading to residential segregation has created **disparities** in **health outcomes** and **economic opportunity**.



Limiting the supply and affordability of homes

Common zoning provisions make housing **more expensive** and place **barriers** on **multiunit** and **affordable** housing.



Failing to mitigate and adapt to the effects of climate change

Traditional zoning often **fails** to promote **climate resilience** and **building decarbonization**.



ZONING AND THE DEVELOPMENT PROCESS

Traditional zoning



Zoning uncertainty **raises costs** at every stage of development



Adding features to comply with traditional zoning may **raise costs** and may **not meet market demand**



Existing zoning may force developers to build **less economically viable** products to **avoid costly** and lengthy approvals processes

Updated zoning policies



Simplifying zoning can reduce the cost of development and **support affordability**



Streamlining the approvals process may give municipalities room to **require** or **incentivize community-supportive** investments



Aligning zoning with **community needs** and **market demand** may unlock funds for features that support **health, equity, resilience, and sustainability**



ZONING TECHNIQUES

**COMPREHENSIVE
OVERHAULS**

BY-RIGHT ZONING

OVERLAYS

FLOATING ZONES

ZONING INCENTIVES

**FORM-BASED
CODES**



Toccarra Nicole Thomas, AICP

Director of Land Use and Development
Executive Director, Form-Based Codes
Institute

Smart Growth America



Smart Growth America

Improving lives by improving communities



National Complete
Streets Coalition



State
Smart Transportation
Initiative



Transportation
for America

Zoning Reform from a Recovering Practitioner's View

February 21, 2023

Tocarra Nicole Thomas, AICP, MBA, CNU-A

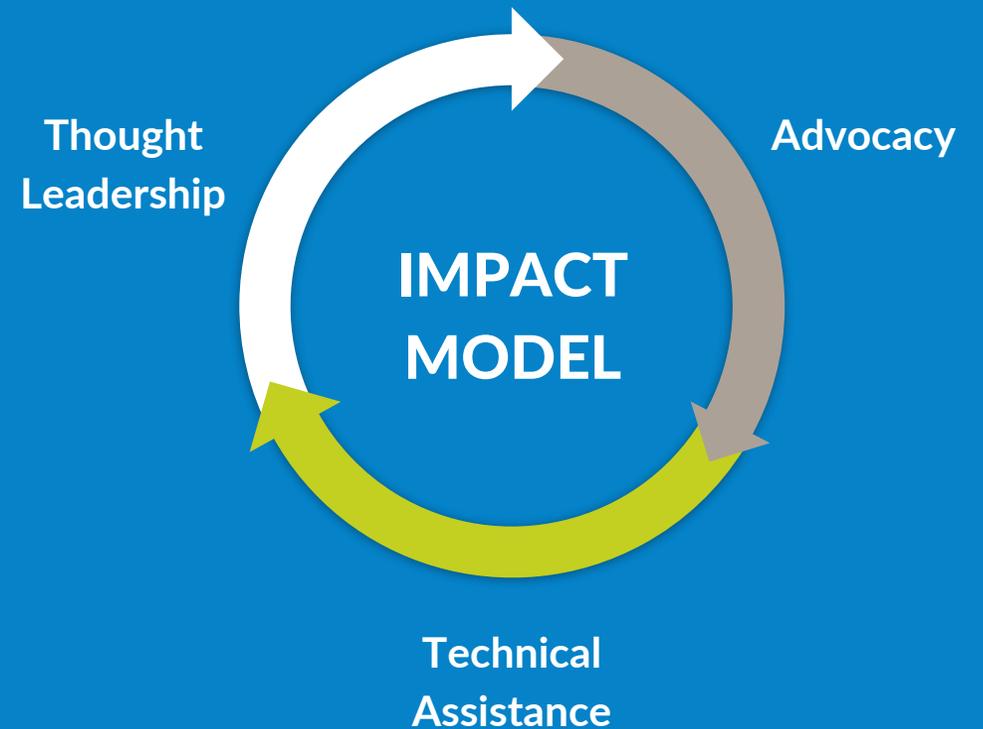
Director, Land Use and Development | Executive Director Form-Based Codes Institute

Smart Growth America a National Nonprofit

OUR NORTH STAR

We envision a country where no matter where you live, or who you are, you can enjoy living in a place that is healthy, prosperous, and resilient.

We empower communities through technical assistance, advocacy, and thought leadership to realize our vision of livable places, healthy people, and shared prosperity.





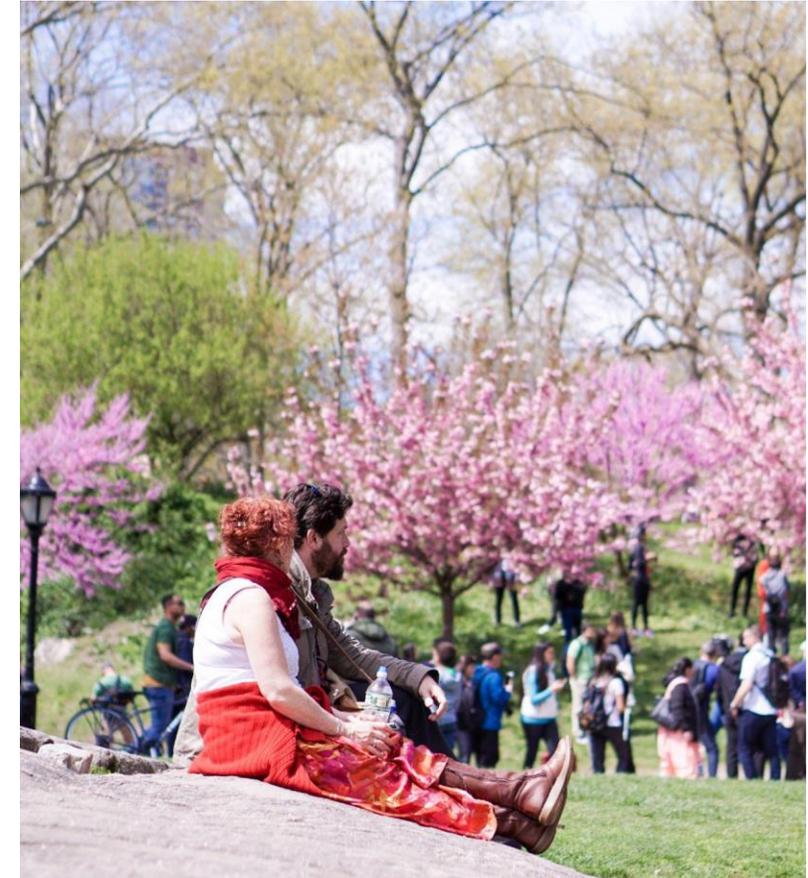
PROGRAMMATIC PRIORITIES



**CLIMATE CHANGE
AND RESILIENCE**



**ADVANCING RACIAL
EQUITY**



**HEALTHY
COMMUNITIES**



Toccarra Nicole Thomas, AICP
Director Land Use and
Development |
Executive Director Form-
Based Codes Institute

Spheres of Influences at SGA:
Attainable Housing,
Zoning Innovation and Reform

Practical Planning
Experience: Comprehensive Planning, Zoning
Administration, Community Development,
Community Redevelopment, Economic
Development
Housing Attainability Professional Passion



Smart Growth America
Improving lives by improving communities



Form-Based Codes Institute an SGA Program

FBC Classes

Codes for
Communities



FBC Award

More than 400 Form-Based Codes have been adopted into law Globally. The majority have been adopted in the United State, with several adopted in Canada, South Africa, and the US Virgin Islands, with many more currently being developed.





Innovative and Once in a Lifetime Projects working With a FBC



Award Winning and Internationally
Recognized Ocean Mall Redevelopment



Innovative and Once in a Lifetime Projects working With a FBC



Wrote and Implemented Neighborhood Stabilization Plan (\$5MM over 5 years) and Internationally Recognized and Award Winning Community Garden in a Food Desert



宋 Song + Associates, Inc. | D LAND DEVELOPERS CONSORTIUM
Architects • Planning • Interior Design

Riviera Beach Community Redevelopment
April 03, 2012





Innovative and Once in a Lifetime Projects working With a FBC



\$25MM World Class Marina Village and Marina
Redevelopment

Traditional Zoning Constrained My Creativity





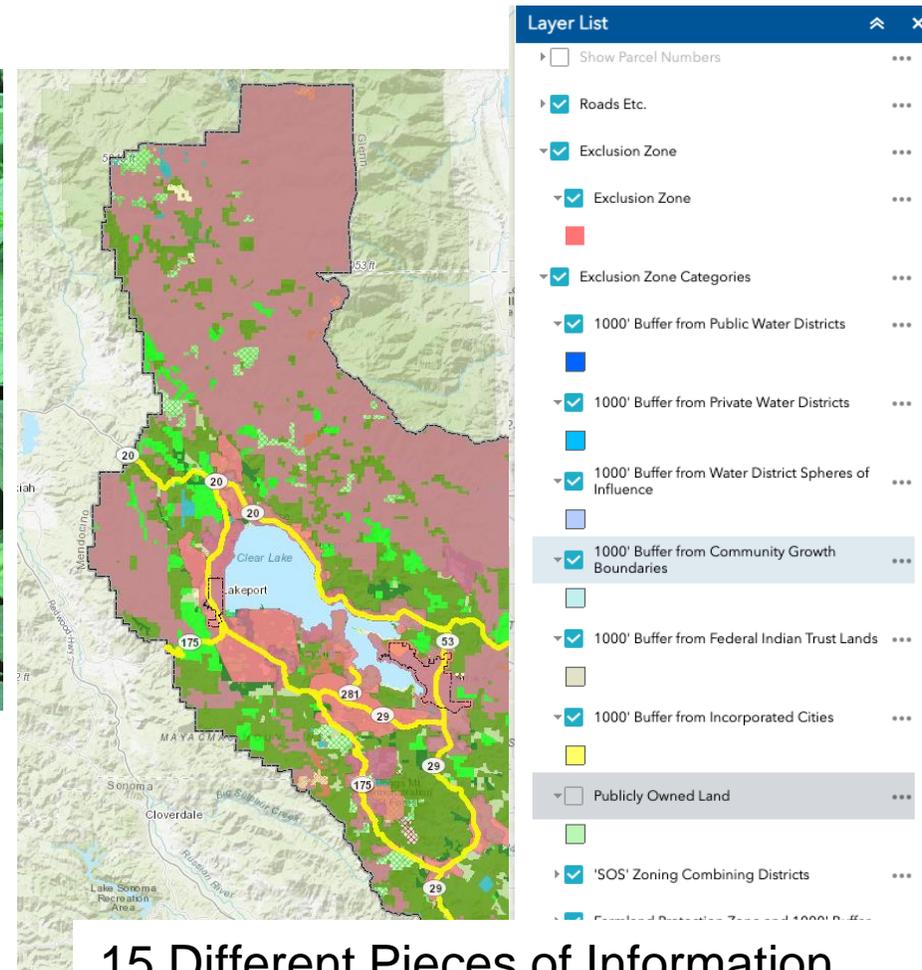
Simple Questions Don't Have Simple Answers Which Led to Administrative Burden



Agriculture is Agriculture Right?
40 Page Amendment to Determine
How to Permit Cannabis

Image Credits:

[User:Jennifer Martin Cannabis Plant](#)



15 Different Pieces of Information
For One Parcel



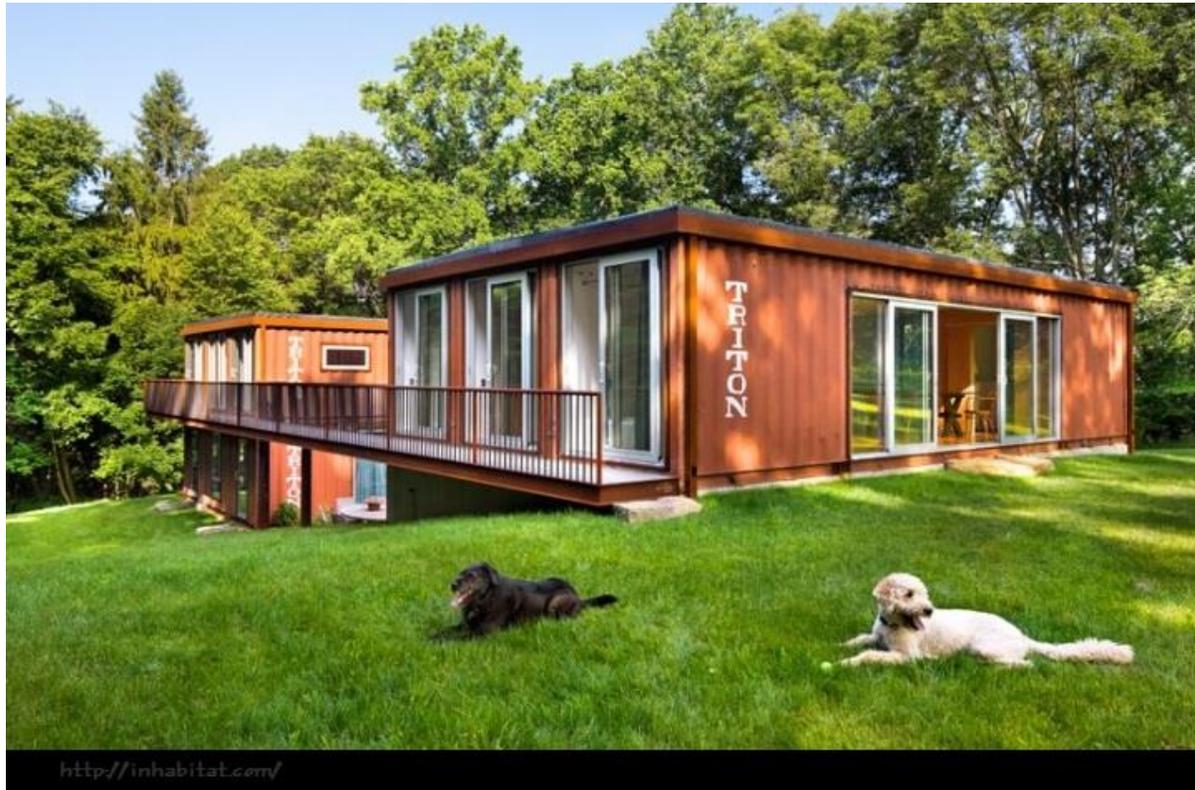
Administrative Error Led to Expensive Rezoning without Any Relief





ZO Outright Prohibited Innovative Solutions to the Housing Crisis Which was Exacerbated by the Cannabis Industry

Shipping Container House Tiny
House Living, Book 3



Manufactured House
Courtesy Clayton
Homes



Tiny House Courtesy
TinyNest



Ultimately Zoning
Reform and Housing
comes down to
choice...





ZONED IN

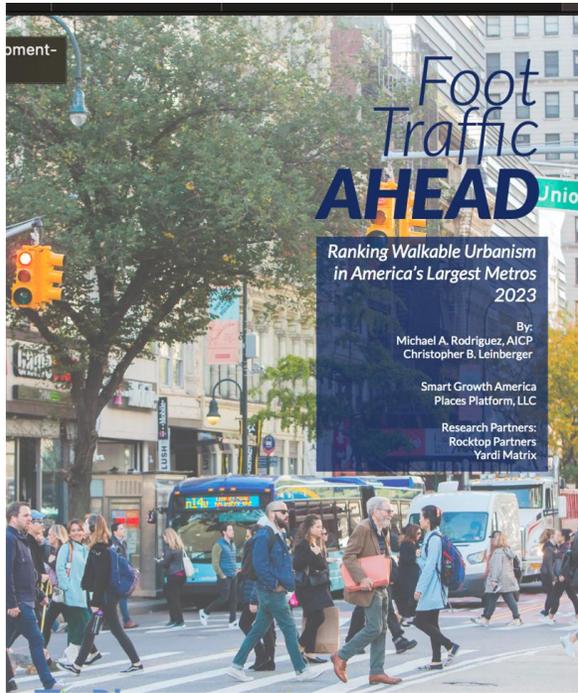
Economic Benefits & Shared Prosperity
with Form-Based Codes



Zoned In: Economic Benefits & Shared Prosperity With Form-Based Codes

Key Takeaways:

- Form-Based Codes Increase Economic Prosperity of Communities
- Bring Positive Impacts for equity and equitable development
- Provide a regulatory framework for good smart growth development



Foot Traffic Ahead 2023

Key takeaways:

- People will pay a price premium for walkable, compact, mixed-use development
- 19.1% of the total U.S. real GDP and 6.8% of the U.S. population are located in walkable urban places that represent just 1.2% of total landmass



Dangerous By Design 2022

Key takeaways:

- More than 6,500 people were struck and killed while walking in 2020, an average of nearly 18 per day, and a 4.5 percent increase over 2019
- People of Color, particularly Native and Black Americans are more likely to die while walking than any other group.



STAY IN CONTACT



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Improving lives by improving communities

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@Formbasedcodes

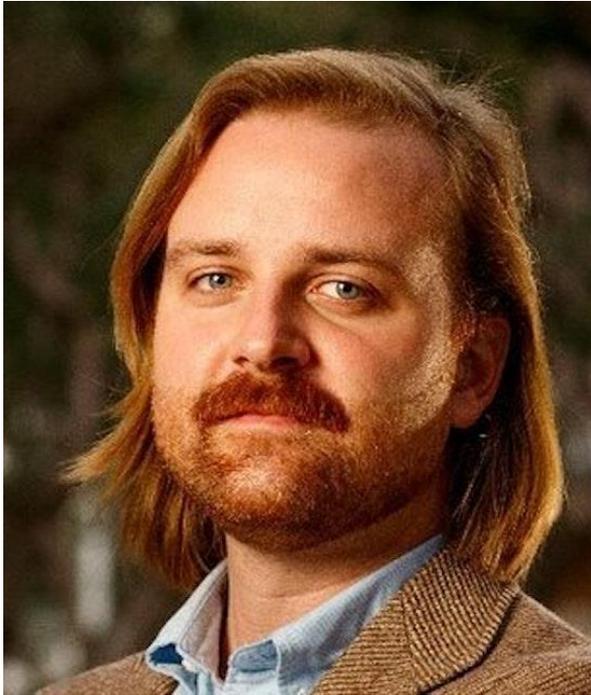
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WWW.SMARTGROWTHAMERICA.COM

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M. Nolan Gray

Author, [Arbitrary Lines: How Zoning Broke the American City and How to Fix It](#)

University of California, Los Angeles
(UCLA)

Land-Use Planning After YIMBY

...and Where We Go From Here



Part III

Paths to Reform

- Local governments can and should **remove regulatory barriers** to new housing production at all levels of the market.
- States also have an important role to play in **putting up guardrails** around local planning to ensure sufficient housing is built.
- In the long-term, we need a **fundamental rethink** both the way we do land-use planning.



How Minneapolis became the first to end single-family zoning

Nov 23, 2019 5:24 PM EST

241 comments

Share ...

By – [Megan Thompson](#)

By – [Melanie Saltzman](#)

CityLab | Housing

Gainesville, Florida, Moves to End Single-Family Zoning

The city commission recently voted to go ahead with the changes, despite vocal opposition.



LIVE ON BLOOMBERG

Watch Live TV >

Listen to Live Radio >

Bloc
Tele

Gainesville, Florida, could see more residential density in the not-too-distant future. *Photographer: Walter Bibikow/The Image Bank Unreleased*

Parking Requirements E Massachusetts

A major zoning amendment was approved
October 24, 2022.

Read Time: 2 minutes
October 25, 2022, 10:00 AM PDT
By James Brasuell [@CasualBrasuell](#)



Adam Coppola Photography / Flickr

Lexington Uses Nationwide Precedent To Repeal Parking Mandates

Asia Mielezko · January 24, 2023

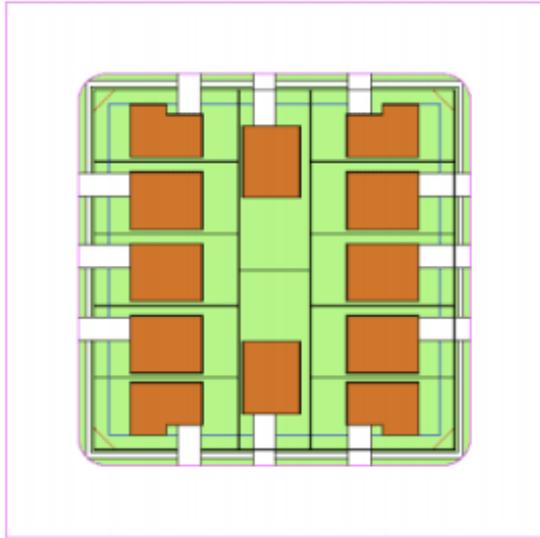


(Source: [Flickr](#)/Brian Rawson-Ketchum.)

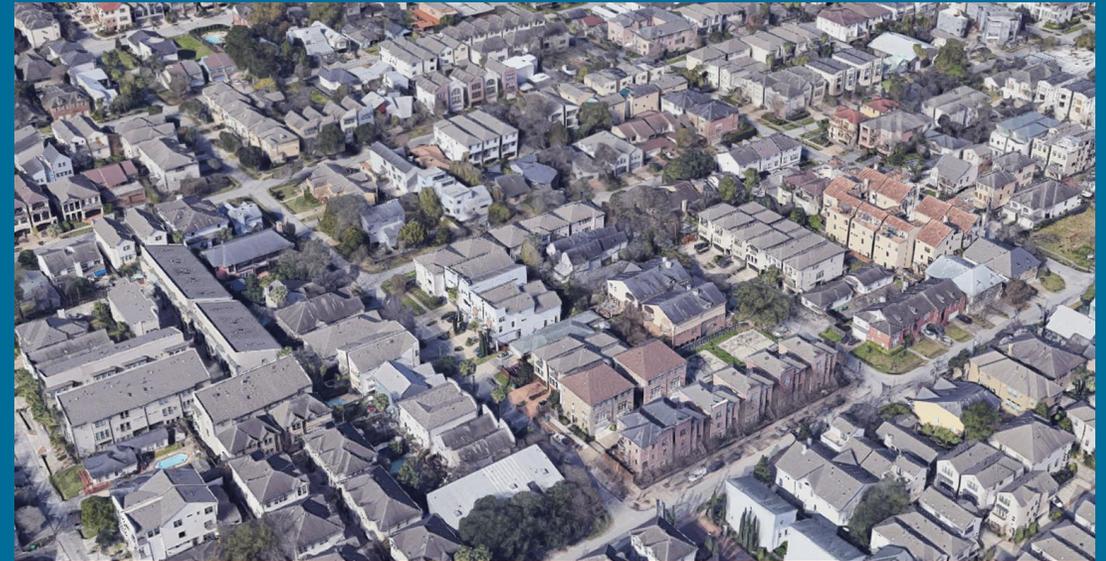
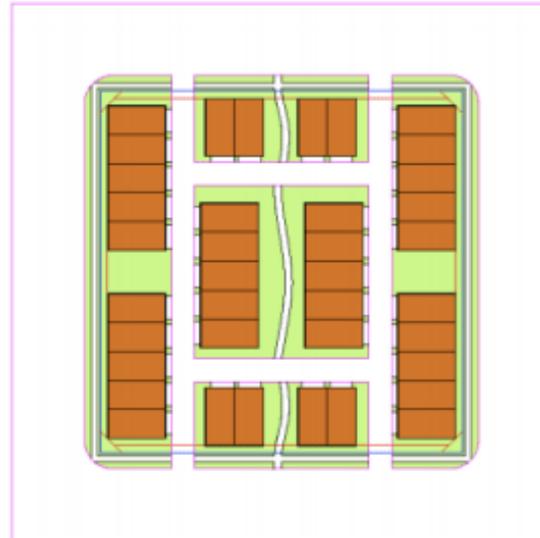


BOLISHES
KING
S

- BEFORE 1999



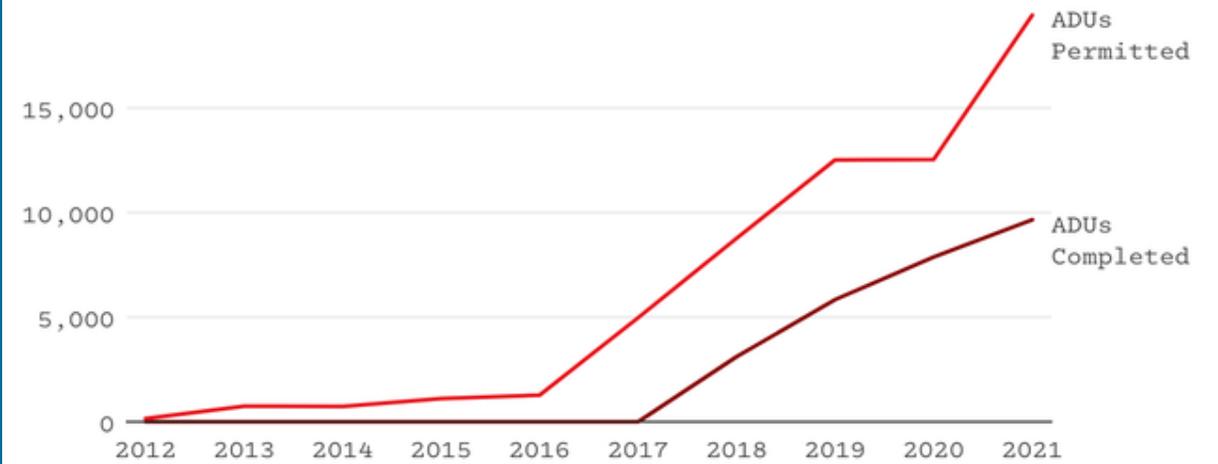
- AFTER 1999







Accessory Dwelling Units in California



Source: California Department of Housing and Community Development



Part III

Reviving the California Dream, One Bill At a Time

2021

- **SB 9:** Allowing duplexes and lot splits as low as 1,200 sqft statewide.
- **SB 10:** Exempting missing middle upzonings from onerous environmental review mandates

2022

- **AB 2011:** Allowing mixed-income multifamily in all commercial zones.
- **AB 2097:** Ending parking mandates within a half-mile of transit

A Red-State Take on a YIMBY Housing Bill

Utah's SB 34, aimed at increasing the state's supply of affordable housing, may hold lessons for booming cities of the Mountain West, and beyond.



A new subdivision under construction in South Jordan, Utah. Douglas C.

By Brandon Fuller and Nolan Gray
February 20, 2019 at 4:00 AM PST

Share this article



The U.S. housing affordability crisis scope, but media coverage tends to cities like San Francisco, San Jose, a where skyrocketing rents and a blo: In My Backyard”) movement have in from lawmakers. In his inaugural ac year, newly elected California Gove called for a “Marshall Plan” for affo: would add 500,000 new homes in 1 year.

White House: Oregon single-family zoning law could be model for nation

The Biden administration asked House Speaker Tina Kotek to join a panel on solutions to a housing crisis

BY: JULIA SHUMWAY - OCTOBER 29, 2021 4:30 PM



House Speaker Tina Kotek addresses the chamber during a legislative special session on Monday, Sept. 20, 2021. (Amanda Loman/Oregon Capital Chronicle)

FAQS: 60-DAY RULE FOR ZONING, OTHER ISSUES

By Paul D. Reuvers and Stephanie A. Angolkar, Iverson Reuvers

Date: February 2019

To encourage local government units to consider in a timely manner septic systems and other specific issues, Minnesota Statute, Section 1 deny a request within 60 days. Failure to approve or deny within 60 d

This may sound simple enough, but several questions arise repeated answers to the most frequently asked.

Does this apply to verbal requests?

No. The “request,” as defined in the statute, must be submitted to the

What does “written request relating to zoning” mean?

It refers to a written request that has a “connection, association, or lo building development or the uses of property.”² Courts have broadly examples include variances, conditional/interim use permits, and rez rule, however, does not apply to building permits.³

Does the applicant need to use the county’s form?

Yes. If the county has an application form, the applicant must use it. I the request must clearly identify on the first page the specific govern

start counting?

when the county receives a written request containing all information req application fee.⁵ If the fee is paid a few days after the application is submit

does not submit all required information?

S.1614 - Yes In My Backyard Act

117th Congress (2021-2022)

BILL [Hide Overview](#) ✕

Sponsor: [Sen. Young, Todd \[R-IN\]](#) (Introduced 05/13/2021)

Committees: Senate - Banking, Housing, and Urban Affairs

Committee Meetings: [06/24/21 10:00AM](#)

Latest Action: Senate - 06/24/2021 Committee on Banking, Housing, and Urban Affairs. Hearings held. ([All Actions](#))

Tracker:  **Introduced**

H.R.2483 - Build More Housing Near Transit Act of 2021

117th Congress (2021-2022)

BILL [Hide Overview](#) ✕

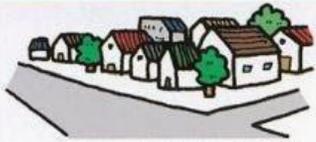
Sponsor: [Rep. Peters, Scott H. \[D-CA-52\]](#) (Introduced 04/13/2021)

Committees: House - Transportation and Infrastructure; Financial Services

Latest Action: House - 04/15/2021 Referred to the Subcommittee on Highways and Transit. ([All Actions](#))

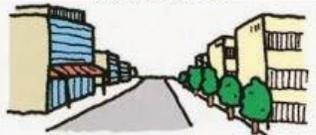
Tracker:  **Introduced**

Category I exclusively low-rise residential zone



This zone is designated for low rise residential buildings. The permitted buildings include residential buildings which are also used as small shops or offices and elementary/junior high school buildings.

Category II mid/high-rise oriented residential zone



This zone is mainly designated for medium to high rise residential buildings. In addition to hospital and university buildings, the permitted buildings include certain shops and office buildings with a floor area of up to 1,500m² to provide conveniences for the local community.

Quasi-residential zone



This zone is designated to allow the introduction of vehicle-related facilities along roads while protecting the residential environment in harmony with such facilities.

Quasi-industrial zone



This zone is mainly occupied by light industrial facilities and service facilities. Almost all types of factories are permitted excepting those which are considered to considerably worsen the environment.

Category II exclusively low-rise residential zone



This zone is mainly designated for low rise residential buildings. In addition to elementary/junior high school buildings, certain types of shop buildings with a floor area of up to 150m² are permitted.

Category I residential zone



This zone is designated to protect the residential environment. The permitted buildings include shops, offices and hotel buildings with a floor area of up to 3,000m².

Neighborhood commercial zone



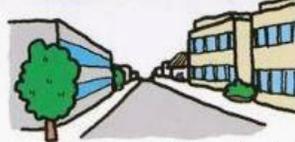
This zone is designated to provide daily shopping facilities for the neighbourhood residents. In addition to residential and shop buildings, small factory buildings are permitted.

Industrial zone



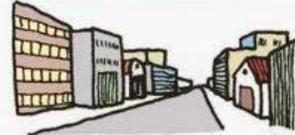
Any type of factory can be built in this zone. While residential and shop buildings can be constructed, school, hospital and hotel buildings are not permitted.

Category I mid/high-rise oriented residential zone



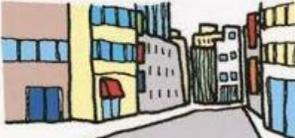
This zone is designated for medium to high residential buildings. In addition to hospital and university buildings, certain types of shop buildings with a floor area of up to 500m² are permitted.

Category II residential zone



This zone is designated to mainly protect the residential environment. The permitted buildings include shops, offices and hotel buildings as well as buildings with karaoke box.

Commercial zone



Banks, cinemas, restaurants and department stores are constructed in this zone. Residential buildings and small factory buildings are also permitted.

Exclusively industrial zone

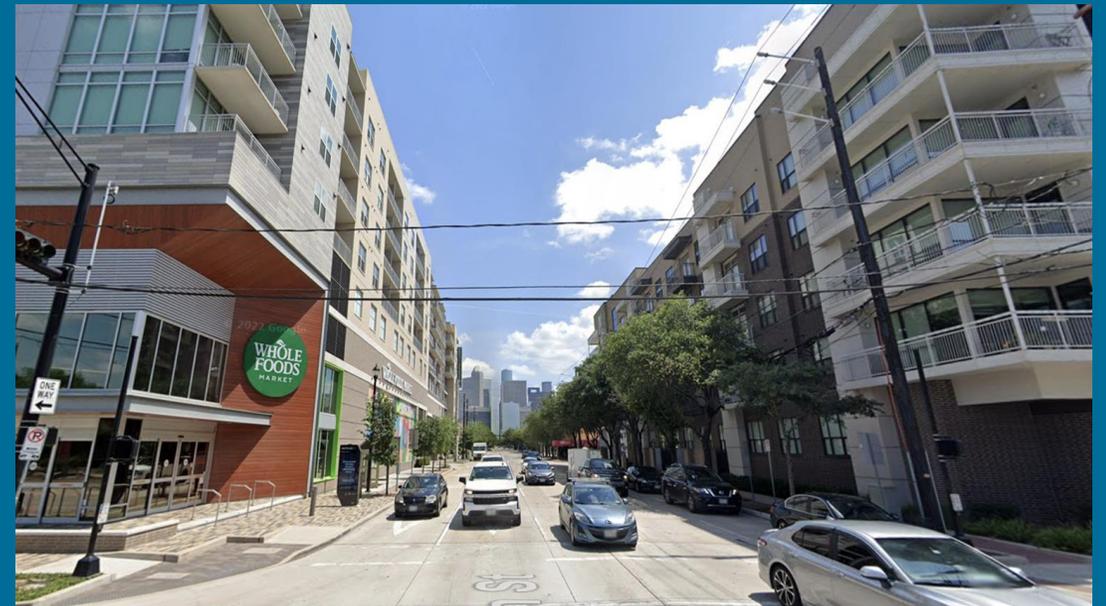
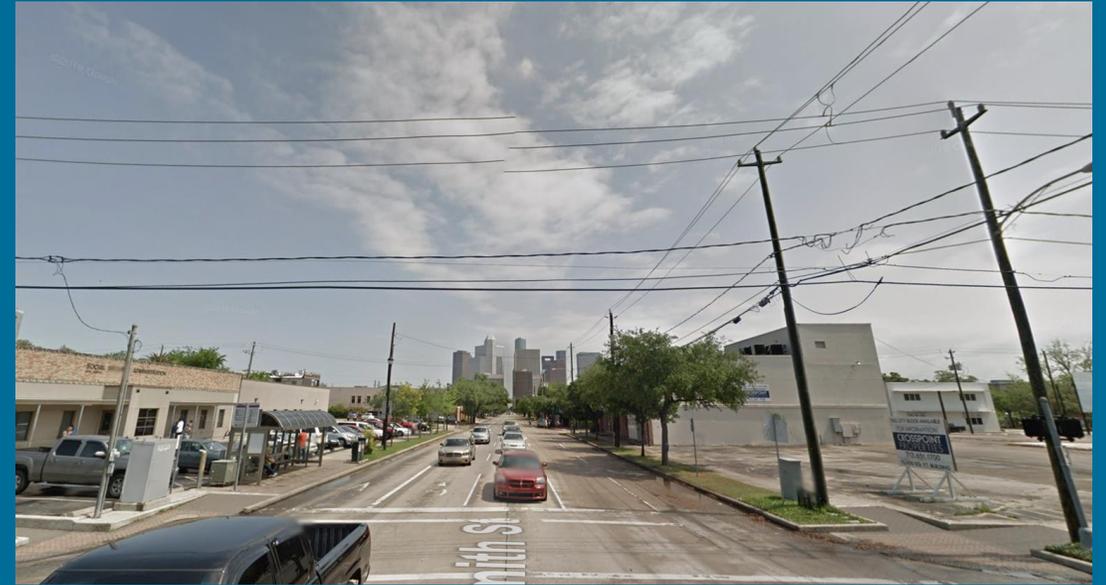


This zone is designated for factories. While all types of factory buildings are permitted, residential, shop, school, hospital and hotel buildings cannot be constructed.

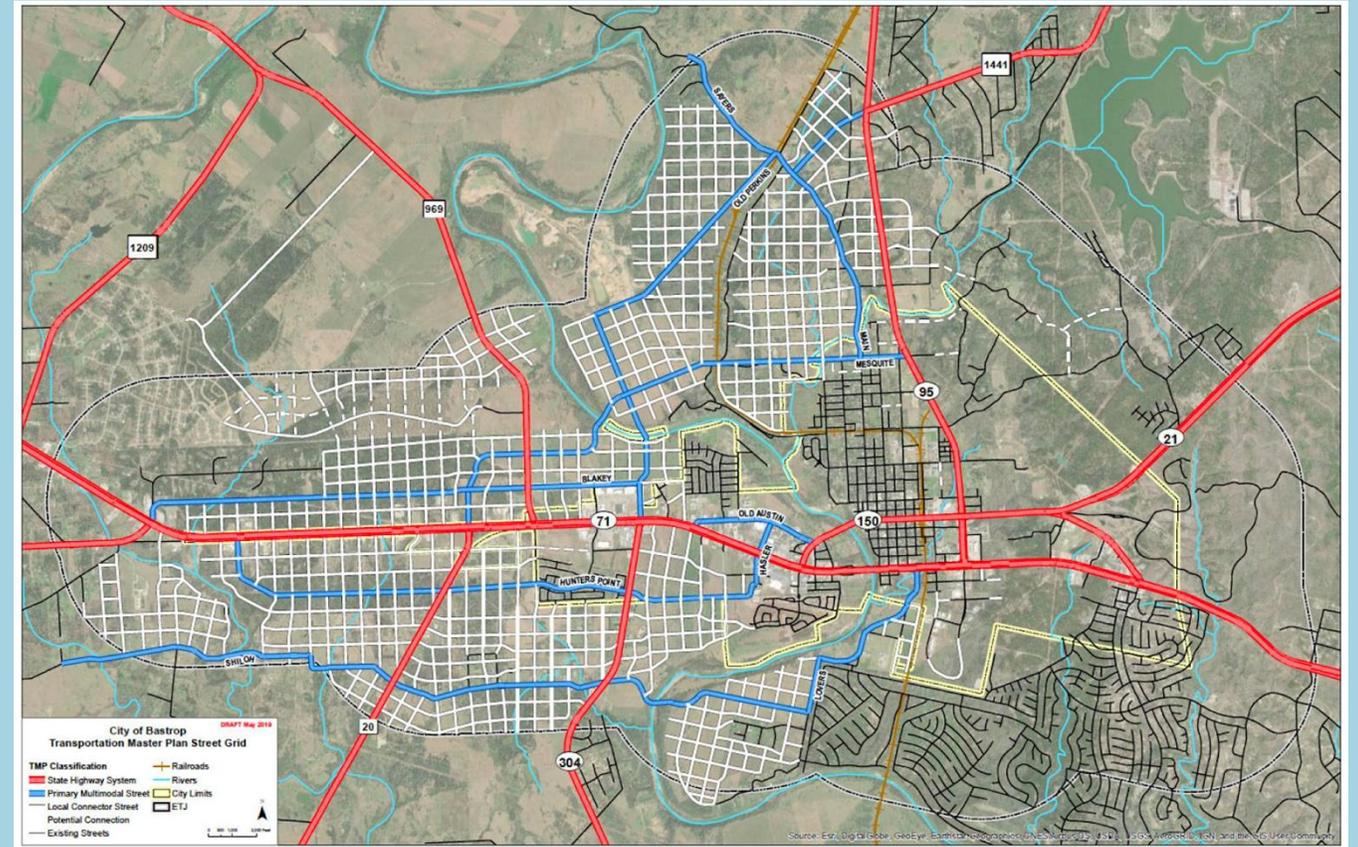
Table 2: Control of Land Use by Zones

	Category I exclusively low-rise residential zone	Category II exclusively low-rise residential zone	Category I mid/high-rise oriented residential zone	Category II mid/high-rise oriented residential zone	Category I residential zone	Category II residential zone	Quasi-residential zone	Neighborhood commercial zone	Commercial zone	Quasi-industrial zone	Industrial zone	Exclusively industrial zone	Areas with no land-use zone designation (Urbanization Control Areas are excluded)
Examples of buildings	Category I exclusively low-rise residential zone	Category II exclusively low-rise residential zone	Category I mid/high-rise oriented residential zone	Category II mid/high-rise oriented residential zone	Category I residential zone	Category II residential zone	Quasi-residential zone	Neighborhood commercial zone	Commercial zone	Quasi-industrial zone	Industrial zone	Exclusively industrial zone	Areas with no land-use zone designation (Urbanization Control Areas are excluded)
Houses, Houses with other small scale function (store, office, etc.)													
Kindergartens, Schools (Elementary, Junior High, Senior High)													
Shrines, Temples, Churches, Clinics													
Hospitals, Universities													
Stores (mainly selling dairy commodities)/Restaurants with floor space of 150m ² max. on the first or second floor													D
Stores/Restaurants with floor space of 500m ² max. on the first or second floor													D
Stores/Restaurants not specified above				A	B								
Offices, etc. not specified above				A	B								
Hotels, Inns					B								
Karaoke boxes													
Theaters, Movie theaters							C						
Theaters, Movies theaters, Stores, Restaurants, Amusements facilities and so on, with more than 10,000 m ² of floor area													
Bathhouses with private rooms													
Independent garage with floor space of 300m ² max. on the first or second floor													
Warehouse of warehousing company, Independent garage of other types than specified above													
Auto repair shop					E	E	F	G	G				
Factory with some possibility of danger or environmental degradation													
Factory with strong possibility of danger or environmental degradation													

Notes:







Conclusion

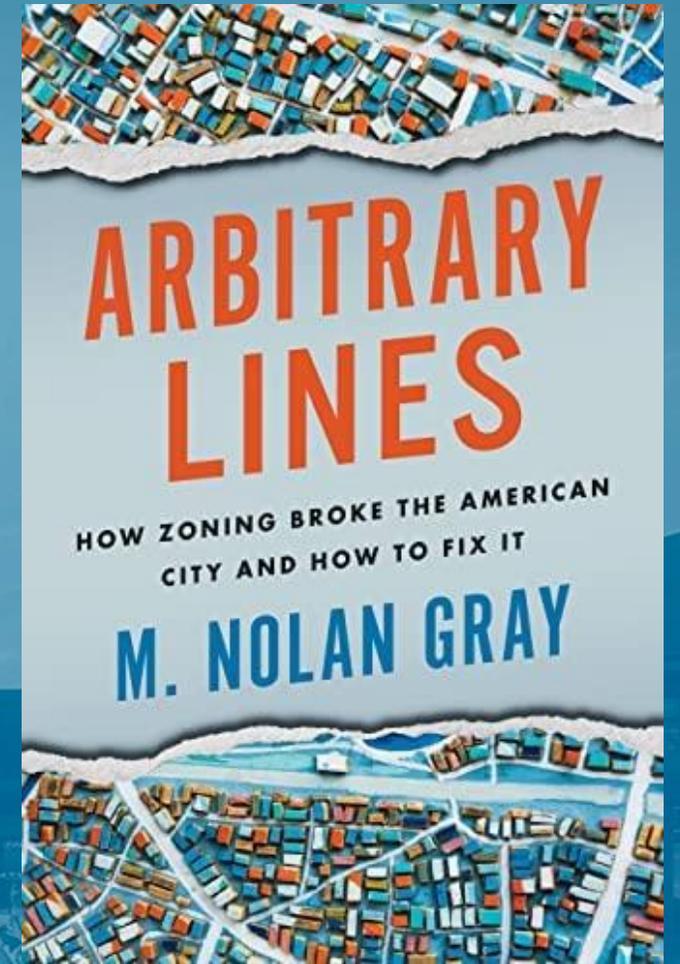
What Can You Do?

- Get involved with (and support) your local **state** and **local YIMBY chapters**, who are driving the reform wave we're seeing today.
- Work with your state and local **electeds** and **planners** who get it—explain the regulatory barriers to housing affordability and collaborate on solutions.
- Leverage new laws to **build the housing** our cities need—show policymakers that the market can provide the housing we need.



Thank you!

nolan@cayimby.org
[@mnolangray](#)





Zoning Quick Polls



Heather Worthington

Managing Consultant

Center for Economic Inclusion



Minneapolis 2040

Lessons Learned

Heather Worthington

Center for Economic Inclusion

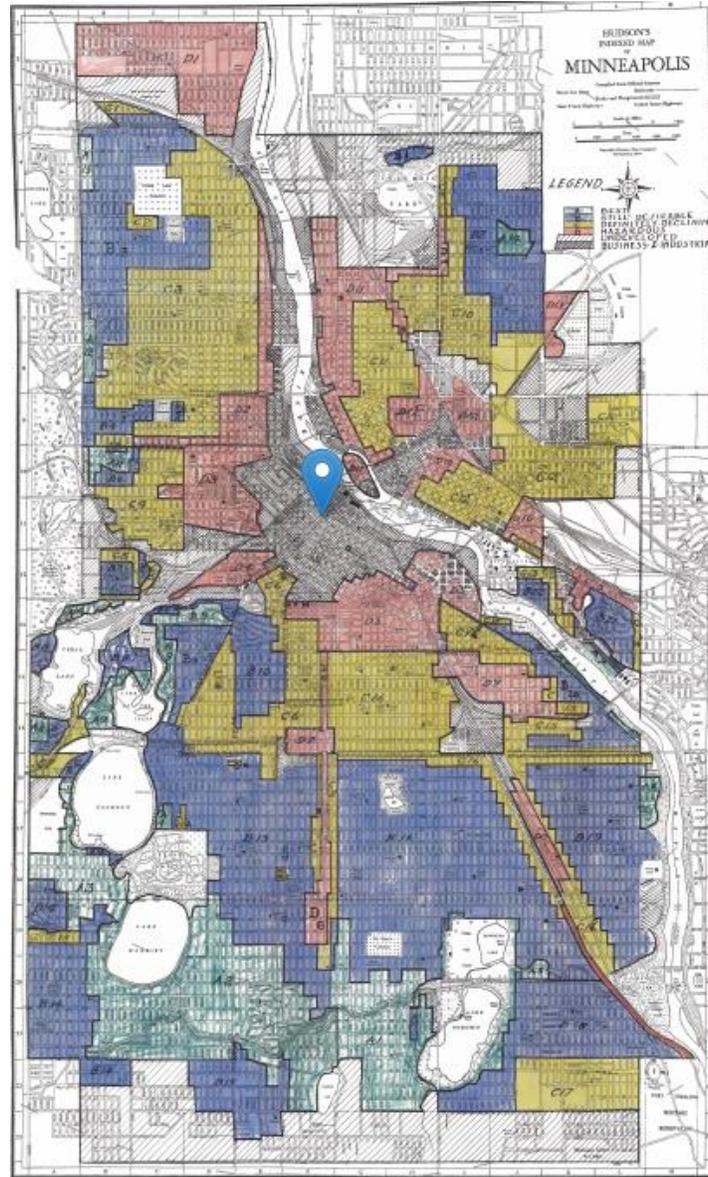
Managing Consultant

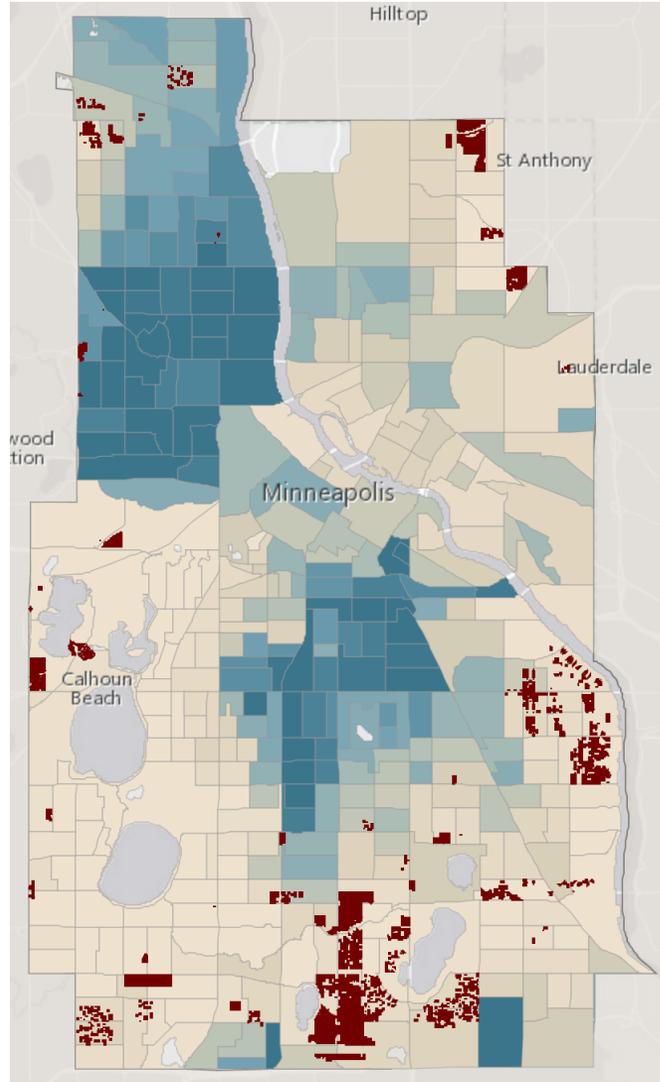


A new narrative for Housing

- We know that stable, affordable housing is the common denominator for success
 - Kids who have stable housing do better in school
 - Adults with stable housing have a higher rate of employment; less “under-employment”
 - Low-barrier housing for people struggling with drug and alcohol use is key to the housing “ecosystem” in communities—and one of the largest issues impacting homelessness
- **We must reshape the dominant narrative about housing—and commit to “housing as a human right” approach**

Redlining Map
Minneapolis
c. 1925





-  Predominantly People of Color
-  Predominantly White
-  Found Racial Covenants

Inner Neighborhoods



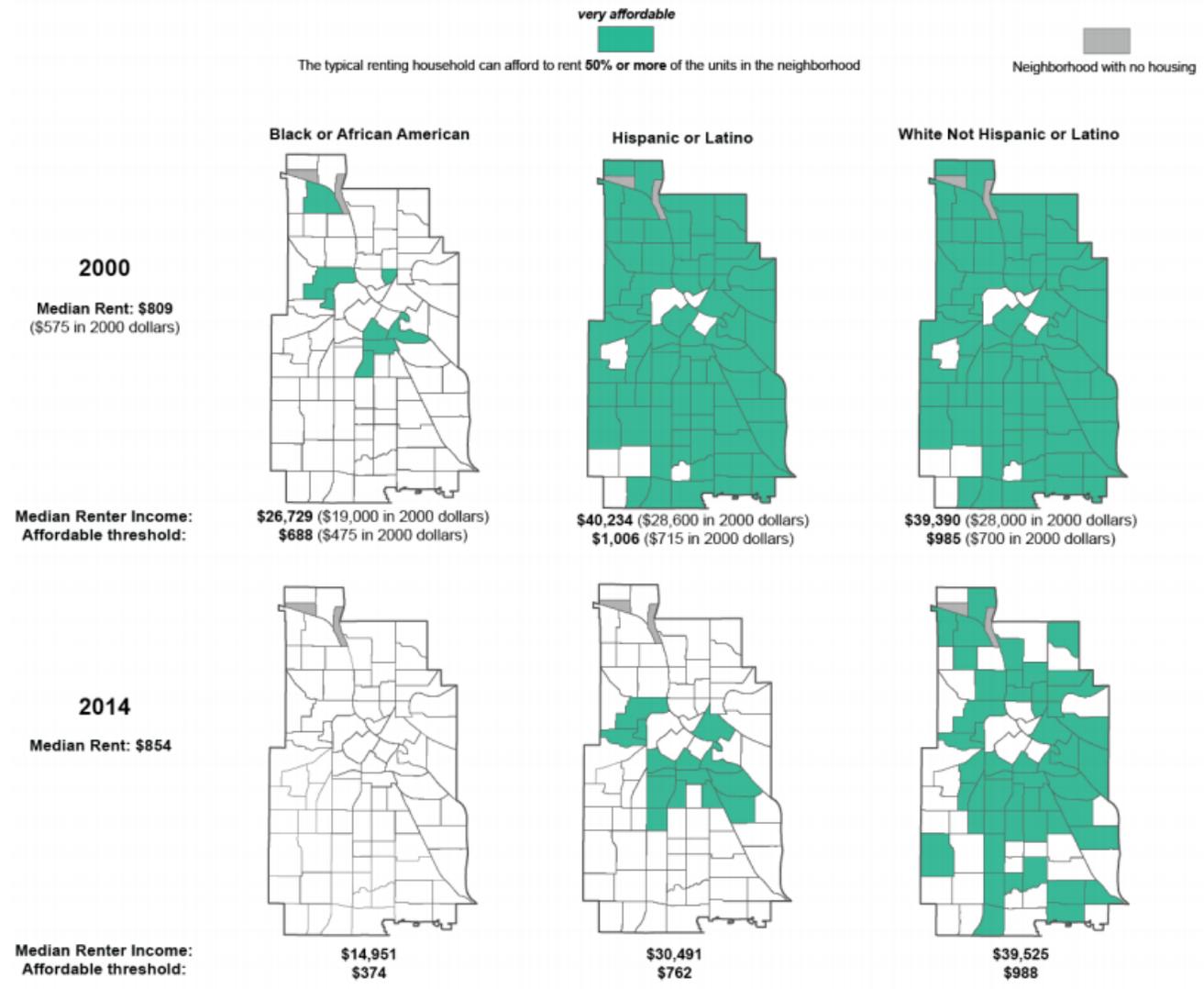
Rental Housing Affordability in Minneapolis Neighborhoods

Change in Rental Affordability by Race/Ethnicity 2000 and 2014

Source: Author calculations, 2000 Census, 2010-2014 ACS, 2000 IPUMS, 2010-2014 IPUMS

All bolded values adjusted to 2014 dollars

Incomes for households



What we're still missing

- We aren't addressing the gap between cost of housing (both new construction and rent) and ability to pay—and we can't continue to demand that the “market” fill this gap—this is a shared responsibility
- Housing markets continue to experience low inventory and extreme price increases in most of the US—we need to build more housing at every price point immediately
- We need to look more deeply at the regulatory levers we can pull—these include:
 - Material costs, parking requirements, other costs related to regulation
 - Incentives for ADUs, cottage courts and other novel housing typologies
 - Eviction reform—especially to improve housing stability
 - Intentional actions that will address the impact of racially biased zoning, land use and regulation—not just eliminating those regulations
 - More construction of housing that includes low-barriers to entry (e.g. for active drug and alcohol users), and wrap-around services to ensure that residents are successful and get the help they need
 - We must intentionally preserve NOAH in our communities—we need a hedge strategy to address the continuing conversion of these units for market-rate tenants. Local governments can use their HRA, PHA and other housing tools to purchase and hold these units, just as they built many of these units in the 1950s-1970's.
 - States and Locals should look at their reliance on property tax as a revenue generator; this tax is deeply regressive and cannot be sustained in neighborhoods that are threatened by gentrification and displacement
- **An alliance of housing advocates who pull in the same direction—we don't need to agree on everything, but we should be using our shared values to address this issue, and we should demand that this is a priority**



Jeremy Sharp

Zoning Administrator

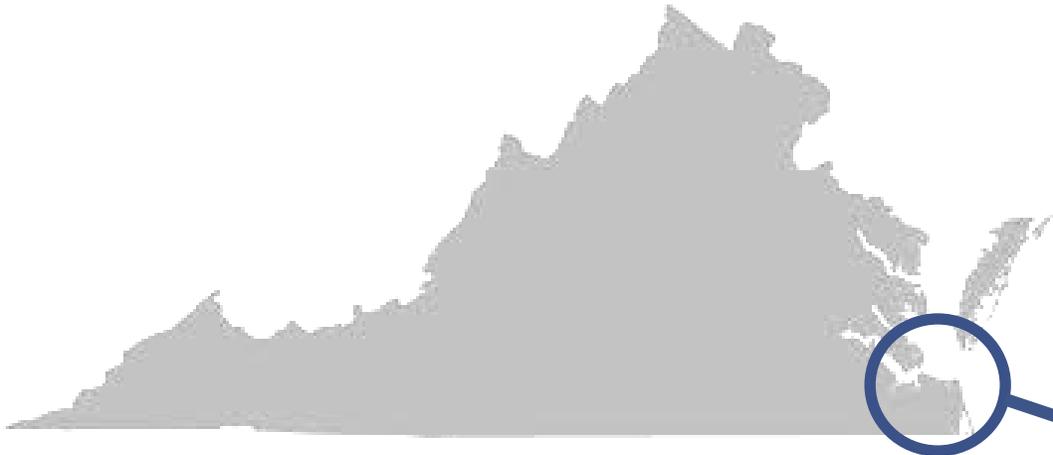
City of Norfolk

Norfolk's Resilient Zoning Ordinance

Jeremy E. Sharp, AICP CFM
Zoning Administrator, City of Norfolk



Norfolk, Virginia

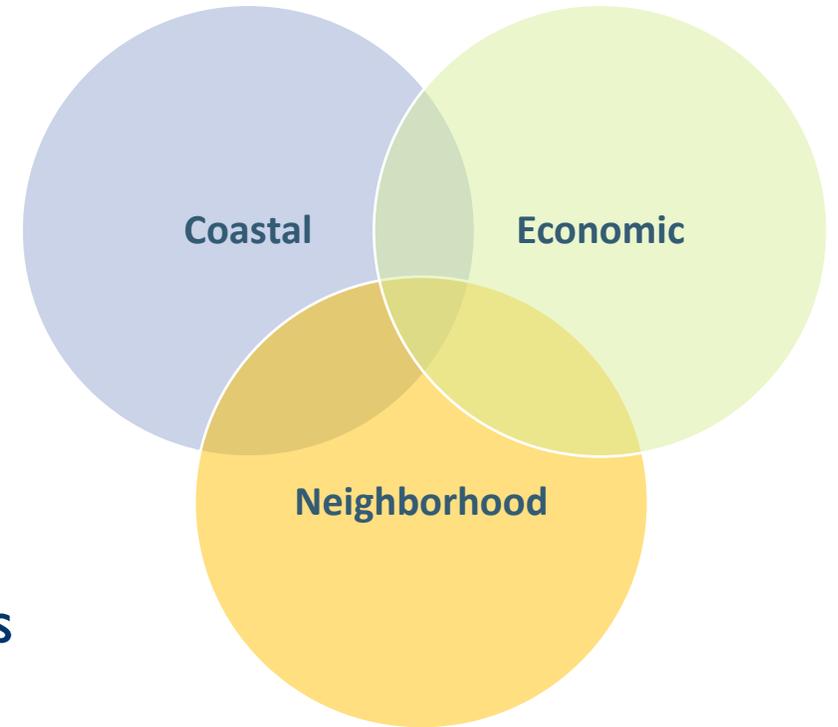


- Independent city of 238,000 (3rd largest in Virginia)
- 54 square miles, 144 miles of coastline, 97% developed
- World's largest Naval Station and Port of Virginia (3rd busiest on east coast)



Resilience in Norfolk

- **Norfolk's Resilience Challenges**
 - **Coastal Resilience**
 - Recurrent flooding and SLR
 - **Economic Resilience**
 - Navy and Port are dominant; too little else
 - **Social (Neighborhood) Resilience**
 - Concentrated poverty; disconnected communities





How can zoning respond to
resilience challenges?

Zoning Ordinance Rewrite

- 3½-year process
- 1,000's of residents reached
 - ~125 public/stakeholder presentations
 - Series of workshops with Tidewater Builders Association (that continue today)
- Council adoption January 23, 2018
 - Went live March 1, 2018



Resilience Quotient for Single-Family

Simpler options

1. Risk reduction – elevate by 16”
2. Stormwater management – capture 200 gallons of rainwater -or- plant/preserve 1-2 trees per 25 ft. of lot frontage
3. Energy resilience – install generator hookup



Resilience Quotient

Single-family

1. Elevate by 16"
2. Capture 200 gallons of rainwater or plant/preserve 1-2 trees
3. Install generator hookup

Multifamily/Commercial

1. Elevate 16" and capture first 1.25" of rainfall
- or-
2. Select options from points tables

RESILIENCY QUOTIENT REQUIREMENTS		
COMPONENT 1: RISK REDUCTION	110 MILE WIND LOAD BUILDING DESIGN	2.0 POINTS
	IMPACT-RESISTANT ROOF	0.5 POINTS
	IMPACT RESISTANCE WINDOWS	0.5 POINTS
COMPONENT 2: STORMWATER MANAGEMENT	PERVIOUS PAVING ON 50% PARKING AREA	1.0 POINT
COMPONENT 3: ENERGY RESILIENCE	COOL ROOF	1.5 POINTS
	ENERGY EFFICIENT SITE LIGHTING	1.0 POINTS
	HVAC SYSTEM	0.5 POINTS
	MULTI-ROOM MINI-SPLIT HEATING AND COOLING	0.5 POINTS
	SOLAR OR TANKLESS WATER HEATING SYSTEM	0.5 POINTS
	AUTO-OFF OUTDOOR LIGHTING	0.25 POINTS
	HYBRID/ELEC./LOW ENERGY VEHICLE PARKING	0.25 POINTS

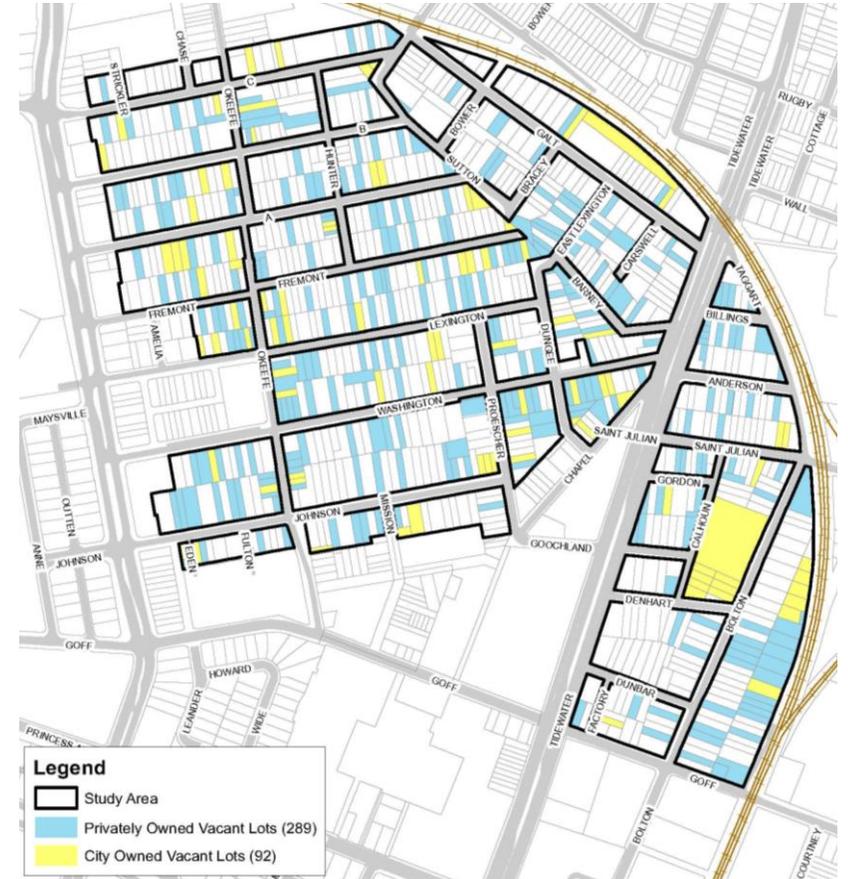
RESILIENCE QUOTIENT COMPLIANCE PER NORFOLK ZONING ORDINANCE §5.12.6(B)	
§5.12.6(B)(1) PROPOSED BUILDING IS ELEVATED MORE THAN 16" ABOVE NEAREST FEMA BASE FLOOD ELEVATION (FFE = 13.00' FEMA BFE = 8.0')	
§5.12.6(B)(2) ENTIRE BUILDING AND PARKING GARAGE DRAIN TO STORMWATER DETENTION FACILITY WITH CAPACITY FOR 1.25" OF RAINFALL	
ONSITE IMPERVIOUS AREA	62,092 SF
ONSITE STORMWATER STORAGE REQUIRED	6,468 CF (1.25" OF RUNOFF FROM IMPERVIOUS AREAS)
ONSITE STORMWATER STORAGE PROVIDED	22,330 CF (SEE BMP DETAILS ON SHEET C-8.3)



Olde Huntersville Neighborhood (2017)

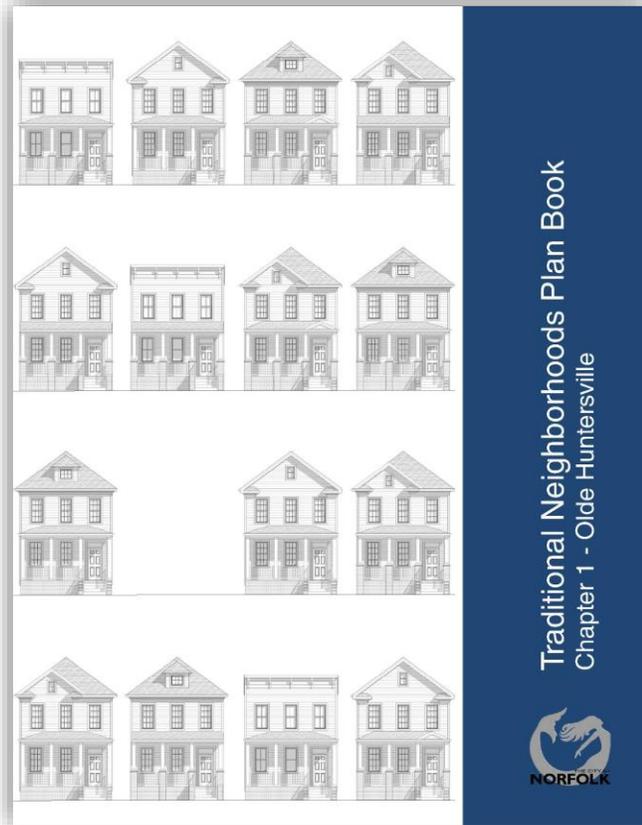
Neighborhood of approximately 1,300 homes one mile north of Downtown

- 96% minority
- 32% homeownership
- \$117,000 median home value
- \$29,000 median household income
- Approximately 300 vacant lots
- Newer development rarely fit neighborhood pattern
- Little to no development interest



Traditional Neighborhoods Plan Book

Olde Huntersville (2017) and Bruce's Park (2021) Neighborhoods



Olde Huntersville Zoning Framework

Minimum lot dimensions

- Most lots are 25' x 100', while zoning required 50' x 100'
- Minimum lot size reduced to 25' x 100'

Form and development standards

- Incorporated strict standards directly into zoning
- Focus on elevation, porch size, garage location

Process

- Follow City plans – by-right permit
- Deviate from plans – CUP



Results

Approximately 60 new homes permitted since 2017

- Nearly all built on 25' lots using Traditional Neighborhoods Plan Book



For More Information

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Q&A

Tocarra Nicole Thomas, AICP
M. Nolan Gray
Heather Worthington
Jeremy Sharp



Survey