

Belmont Energy Committee 2019 SEP 23 PM 2:06

Zoning for Climate Change Workgroup

Room 4 \*\*\* Town Hall \*\*\* 7:00 p.m. \*\*\* September 26, 2019

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**A G E N D A**

1. Introductions
2. Synthesis of comments from August meeting (Roger C)
3. Resilient building design (Tracy / John) (see attached summary)
4. Zoning for solar / emission-free (Roger W)
5. Sustainable Development Code (Drake University Law School) (Roger C)
6. Belmont's zoning bylaws review: areas of interest
7. New business

## Resilient Building Design (Tracy / John)

### Incentivize:

- Reduced demand on infrastructure
  - Stormwater runoff, deal with it on site
  - Energy Use, generate your own at a small scale
  - Water Use, separate potable from non-potable
  - Roads, reduce parking space requirements (mandate?)
- Increase
  - tree growth/green roofs, and planted areas
  - Housing capacity in Transit Oriented Neighborhoods.

### Mandate

- Flood plain setbacks to be increased
- Increased open space requirements
- Limitations to impermeable surfaces
- Prohibit new trees from shading solar collectors.
- Walkways and bike infrastructure

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# ABOUT

**Our Mission** is to help all local governments build more resilient, environmentally conscious, economically secure, and socially equitable communities.

**The Sustainable Development Code** offers best practices for community development. It is estimated that 50–75 million more people will live in the U.S. by 2030. This increase in population plus aging buildings suggest that an additional 90 billion sq. ft. of commercial, retail, and industrial space and 80 million new residential units will be needed. At current rates of expansion, accommodating the additional space and units will result in the destruction of greenfields the size of Oklahoma. In addition, many development codes are decades old and not prepared to confront today's changes, such as environmental changes like climate change and invasive species, economic changes like the sharing economy and autonomous vehicles, and societal changes like obesity, safety, and inequality.

**That's where the SDC comes in.** Through a rigorous editorial and interdisciplinary research process with law schools and practitioners

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and briefs. SDC contains 32 subchapters that serve as a menu for local communities to choose the issue confronting them. For each of the 32 subchapters, the SDC makes 25-35 recommendations to amend development codes. The recommendations are categorized as “removing obstacles” (what in the existing code is harming your community), “create incentives” (where can we look to encourage developer, homeowner, and others’ actions), and fill regulatory gaps (what are the minimum standards your community will accept).

Each of the recommendations then has a brief designed by and for public officials, staff, experts and the public. The briefs consist of three key sections: introduction, effects, and examples. The introduction explains the recommendation to amend the code. The effects section explains how adopting the recommended ordinance may affect the community and code. Each brief then provides 2-3 examples of local governments, which have adopted the recommendation. The SDC explains each example in plain language. In addition, the SDC concludes with an additional 3-6 examples of local governments, which have adopted the recommendation. Here, the SDC provides citations, links, and one sentence describing the ordinance.

**We want to hear from local governments that are doing great things. If your community recently passed an action to improve the sustainability of your development code, please let us know!**



## Sustainable Development Code: Welcome

Welcome

Law

Guidance for Government

Background

Organizations

Local Gov't. Websites

New Developments

Sustainability and the Law Class

Perma.cc

Municipal Ordinance Research

Dead Links

Search this Guide

Search

The *Sustainable Development Code (SDC)* consists of best practices to address issues of sustainability as affected by local development codes. Drake Law School was chosen to direct this national effort, in collaboration with lawyers, architects, planners, city staff, and law schools from across the country.



15th St. bike lanes in Washington, D.C.

Photo credit: MWander

### Sustainable Development Code (SDC)

The SDC is organized into 32 subject areas (called subchapters), such as climate change, wind energy, energy conservation and efficiency, urban forestry, and coastal hazards. For each subchapter, the SDC lists 30-40 concrete policy actions local governments can take to become more sustainable in that particular area. The policy actions are listed in a three-by-three grid and are categorized by: creating incentives; removing obstacles; and filling regulatory gaps (each of these is then listed as good, better, best). For a sample grid see, [Climate Change Chapter grid](#).

Each of the 30-40 policy actions has a 4-6 page brief, resulting in about 900 recommendations across the SDC. Each brief

- Describes the specific recommendation;
- Explains why that recommendation is important to that particular area of sustainability;
- Details at least two other local governments' codes that have implemented the recommendation; and
- Lists 4-6 additional local governments' codes with similar recommendations.

For sample briefs, search any term on the [SDC home page](#), or click on the following examples, just some of the results retrieved by searching "wetlands":

- [Require Wetland Habitat Impact Analysis](#)
- [Restrict Septic Systems Near Significant Wildlife Habitats](#)
- [Vegetation Protection Areas](#)
- [Setbacks Protecting Sensitive Habitats](#)

### Using this Guide

This research page is designed to facilitate the drafting of the briefs by providing a central location for research sources relevant to local codes addressing sustainability. Please use the tabs above to start exploring resources.



# CHAPTER 1 : ENVIRONMENTAL HEALTH AND NATURAL RESOURCES



CLIMATE CHANGE



LOW-IMPACT DEVELOPMENT  
AND STORMWATER  
MANAGEMENT



SENSITIVE LANDS AND  
WILDLIFE HABITAT



WATER SUPPLY QUALITY  
AND QUANTITY



WATER CONSERVATION



SOLID WASTE MANAGEMENT  
AND RECYCLING



URBAN FORESTRY AND  
VEGETATION



## CHAPTER 2: NATURAL HAZARDS



FLOODPLAIN AND RIVER  
CORRIDOR LAND USE



WILDFIRE HAZARDS AND THE  
WILDLAND-URBAN  
INTERFACE



COASTAL HAZARDS



STEEP SLOPE HAZARDS



HAZARD MITIGATION AND  
RESILIENCY



# CHAPTER 3 : LAND USE AND COMMUNITY CHARACTER



DEVELOPMENT PATTERNS  
AND INFILL



DEVELOPMENT DENSITIES



MIXED-USE



TRANSIT-ORIENTED  
DEVELOPMENT



HISTORIC PRESERVATION  
AND ADAPTIVE REUSE



PARKING



# HAPTER 4 : MOBILITY + TRANSPORTATION

SUBCHAPTERS ABOUT TEAM

TESTIMO



COMPLETE STREETS/SAFE STREETS



BICYCLE MOBILITY



PEDESTRIAN MOBILITY



PUBLIC TRANSIT



AUTONOMOUS AND ELECTRIC VEHICLES

# HAPTER 5 : COMMUNITY



HOUSING AFFORDABILITY



HOUSING DIVERSITY



# CHAPTER 6 · HEALTHY NEIGHBORHOODS AND FOOD SECURITY

SUBCHAPTERS ABOUT



COMMUNITY HEALTH AND SAFETY



FOOD SECURITY AND SOVEREIGNTY

## CHAPTER 7 : ENERGY



WIND ENERGY



SOLAR ENERGY



OTHER ENERGY GENERATION SYSTEMS



DISTRICT ENERGY SYSTEMS



ENERGY CONSERVATION AND EFFICIENCY