

# Codes and Ordinances Worksheet

## 1. Street Width

a. What is the minimum pavement width allowed for streets in low density residential developments that have less than 500 average daily trips (ADT)?

*If the answer is between 18-22 feet, award 4 points*

4

b. At higher densities are parking lanes allowed to also serve as traffic lanes (i.e., queuing streets)?

*If the answer is YES, award 3 points*

0

## 2. Street Length

a. Do street standards promote the most efficient street layouts that reduce overall street length?

*If the answer is YES, award 1 point*

1

## 3. Right-of-Way Width

a. What is the minimum right-of-way (ROW) width for a residential street?

*If the answer is less than 45 feet, award 3 points*

0

b. Does the code allow utilities to be placed under the paved section of the ROW?

*If the answer is YES, award 1 point*

1

## 4. Cul-de-Sacs

a. What is the minimum radius allowed for cul-de-sacs?

*If the answer is less than 35 feet, award 3 points*

*If the answer is 36 feet to 45 feet, award 1 point*

1

b. Can a landscaped island be created within the cul-de-sac?

*If the answer is YES, award 1 point*

1

c. Are alternative turn arounds such as "hammerheads" allowed on short streets in low density residential developments?

*If the answer is YES, award 1 point*

1

## 5. Vegetated Open Channels

a. Are curb and gutters required for most residential street sections?

*If the answer is NO, award 2 points*

b. Are there established design criteria for swales that can provide stormwater quality treatment (i.e., dry swales, biofilters, or grass swales)?

*If the answer is YES, award 2 points*

0

2

## 6. Parking Ratios

a. What is the minimum parking ratio for a professional office building (per 1000 ft<sup>2</sup> of gross floor area)?

*If the answer is less than 3.0 spaces, award 1 point*

0

b. What is the minimum required parking ratio for shopping centers (per 1,000 ft<sup>2</sup> gross floor area)?

*If the answer is 4.5 spaces or less, award 1 point*

1

c. What is the minimum required parking ratio for single family homes (per home)?

*If the answer is less than or equal to 2.0 spaces, award 1 point*

1

d. Are the parking requirements set as maximum or median (rather than minimum) requirements?

*If the answer is YES, award 2 points*

1

## 7. Parking Codes

a. Is the use of shared parking arrangements promoted?

*If the answer is YES, award 1 point*

1

b. Are model shared parking agreements provided?

*If the answer is YES, award 1 point*

0

c. Are parking ratios reduced if shared parking arrangements are in place?

*If the answer is YES, award 1 point*

1

d. If mass transit is provided nearby, is the parking ratio reduced?

*If the answer is YES, award 1 point*

0

## 8. Parking Lots

a. What is the minimum stall width for a standard parking space?

*If the answer is 9 feet or less, award 1 point*

1

b. What is the minimum stall length for a standard parking space?

*If the answer is 18 feet or less, award 1 point*

0

c. Are at least 30% of the spaces at larger commercial parking lots required to have

smaller dimensions for compact cars?

*If the answer is YES, award 1 point*

0

d. Can pervious materials be used for spillover parking areas?

*If the answer is YES, award 2 points*

2

### 9. Structured Parking

a. Are there any incentives to developers to provide parking within garages rather than surface parking lots?

*If the answer is YES, award 1 point*

0

### 10. Parking Lot Runoff

a. Is a minimum percentage of a parking lot required to be landscaped?

*If the answer is YES, award 2 points*

2

b. Is the use of bioretention islands and other stormwater practices within landscaped areas or setbacks allowed?

*If the answer is YES, award 2 points*

2

### 11. Open Space Design

a. Are open space or cluster development designs allowed in the community?

*If the answer is YES, award 3 points*

*If the answer is NO, skip to question No. 12*

3

b. Is land conservation or impervious cover reduction a major goal or objective of the open space design ordinance?

*If the answer is YES, award 1 point*

1

c. Are the submittal or review requirements for open space design greater than those for conventional development?

*If the answer is NO, award 1 point*

1

d. Is open space or cluster design a by-right form of development?

*If the answer is YES, award 1 point*

1

e. Are flexible site design criteria available for developers that utilize open space or cluster design options (e.g., setbacks, road widths, lot sizes)?

*If the answer is YES, award 2 points*

2

### 12. Setbacks and Frontages

a. Are irregular lot shapes (e.g., pie-shaped, flag lots) allowed in the community?

*If the answer is YES, award 1 point*

1

b. What is the minimum requirement for front setbacks for a **one half (1/2) acre** residential lot?

*If the answer is 20 feet or less, award 1 point*

| 1

c. What is the minimum requirement for rear setbacks for a **one half (1/2) acre** residential lot?

*If the answer is 25 feet or less, award 1 point*

| 0

d. What is the minimum requirement for side setbacks for a **one half (1/2) acre** residential lot?

*If the answer is 8 feet or less, award 1 points*

| 0

e. What is the minimum frontage distance for a **one half (1/2) acre** residential lot?

*If the answer is less than 80 feet, award 2 points*

| 2

### 13. Sidewalks

a. What is the minimum sidewalk width allowed in the community?

*If the answer is 4 feet or less, award 2 points*

| 0

b. Are sidewalks always required on both sides of residential streets?

*If the answer is NO, award 2 points*

| 2

c. Are sidewalks generally sloped so they drain to the front yard rather than the street?

*If the answer is YES, award 1 point*

| 0

d. Can alternate pedestrian networks be substituted for sidewalks (e.g., trails through common areas)?

*If the answer is YES, award 1 point*

| 1

### 14. Driveways

a. What is the minimum driveway width specified in the community?

*If the answer is 9 feet or less (one lane) or 18 feet (two lanes), award 2 points*

| 0

b. Can pervious materials be used for single family home driveways (e.g., grass, gravel, porous pavers, etc)?

*If the answer is YES, award 2 points*

| 2

c. Can a "two track" design be used at single family driveways?

*If the answer is YES, award 1 point*

| 1

d. Are shared driveways permitted in residential developments?

*If the answer is YES, award 1 point*

1

### 15. Open Space Management

a. Does the community have enforceable requirements to establish associations that can effectively manage open space?

*If the answer is YES, award 2 points*

2

b. Are open space areas required to be consolidated into larger units?

*If the answer is YES, award 1 point*

1

c. Does a minimum percentage of open space have to be managed in a natural condition?

*If the answer is YES, award 1 point*

1

d. Are allowable and unallowable uses for open space in residential developments defined?

*If the answer is YES, award 1 point*

1

e. Can open space be managed by a third party using land trusts or conservation easements?

*If the answer is YES, award 1 point*

1

### 16. Rooftop Runoff

a. Can rooftop runoff be discharged to yard areas?

*If the answer is YES, award 2 points*

2

b. Do current grading or drainage requirements allow for temporary ponding of stormwater on front yards or rooftops?

*If the answer is YES, award 2 points*

0

### 17. Buffer Systems

a. Is there a stream buffer ordinance in the community?

*If the answer is YES, award 2 points*

2

b. If so, what is the minimum buffer width?

*If the answer is 75 feet or more, award 1 point*

0

c. Is expansion of the buffer to include freshwater wetlands, steep slopes or the 100-year floodplain required?

*If the answer is YES, award 1 point*

0

### 18. Buffer Maintenance

a. Does the stream buffer ordinance specify that at least part of the stream buffer be

maintained with native vegetation?

*If the answer is YES, award 2 points*

2

b. Does the stream buffer ordinance outline allowable uses?

*If the answer is YES, award 1 point*

1

c. Does the ordinance specify enforcement and education mechanisms?

*If the answer is YES, award 1 point*

1

### 19. Clearing and Grading

a. Is there any ordinance that requires or encourages the preservation of natural vegetation at residential development sites?

*If the answer is YES, award 2 points*

2

b. Do reserve septic field areas need to be cleared of trees at the time of development?

*If the answer is NO, award 1 point*

1

### 20. Tree Conservation

a. If forests or specimen trees are present at residential development sites, does some of the stand have to be preserved?

*If the answer is YES, award 2 points*

2

b. Are the limits of disturbance shown on construction plans adequate for preventing clearing of natural vegetative cover during construction?

*If the answer is YES, award 1 point*

1

### 21. Land Conservation Incentives

a. Are there any incentives to developers or landowners to conserve non-regulated land (open space design, density bonuses, stormwater credits or lower property tax rates)?

*If the answer is YES, award 2 points*

2

b. Is flexibility to meet regulatory or conservation restrictions (density compensation, buffer averaging, transferable development rights, off-site mitigation) offered to developers?

*If the answer is YES, award 2 points*

2

### 22. Stormwater Outfalls

a. Is stormwater required to be treated for quality before it is discharged?

*If the answer is YES, award 2 points*

2

b. Are there effective design criteria for stormwater best management practices

(BMPs)?

*If the answer is YES, award 1 point*

| 1

c. Can stormwater be directly discharged into a jurisdictional wetland without pretreatment?

*If the answer is NO, award 1 point*

| 1

d. Does a floodplain management ordinance that restricts or prohibits development within the 100 year floodplain exist?

*If the answer is YES, award 2 points*

| 2

**TOTAL** | 72

### Scoring

<b>90 - 100</b>	Community has above-average provisions that promote the protection of streams, lakes and estuaries.
<b>80 - 89</b>	Local development rules are good, but could use minor adjustments or revisions in some areas.
<b>70 - 79</b>	Opportunities exist to improve development rules. Consider creating a site planning roundtable.
<b>60 - 69</b>	Development rules are likely inadequate to protect local aquatic resources. A site planning roundtable would be very useful.
<b>less than 60</b>	Development rules are definitely not environmentally friendly. Serious reform is needed.