



New Partners for Smart Growth 2011
**Model Regulations for Coastal
and Riverine Development**

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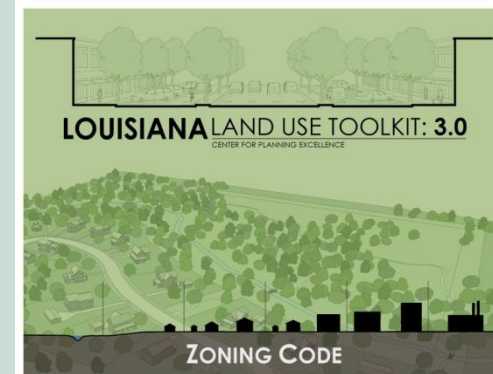
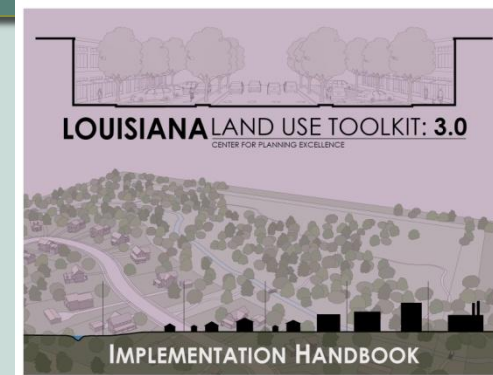
- Specialize in Codes and Plan Implementation
- Experience in a Variety of Settings Across the US, including Louisiana
 - Urban, Suburban, Rural
 - Cities, Towns, Parishes



Louisiana Land Use Toolkit

- Model “Smart Growth” Code
- Context-Based: Right Rules, Right Place
- For Jurisdictions with Limited Capacity
 - Easy & Affordable to Administer
 - Flexible, can be used in variety of locations
- Adopt the Entire “Toolkit” or Adopt Chapters to Meet Local Needs

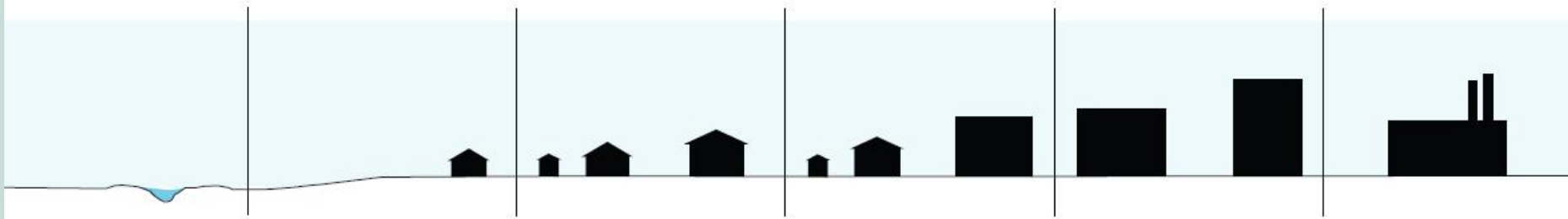
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One Size Does NOT Fit All . . .

2.3.1 Context Areas Established

This zoning code is organized around the six context areas established below.



A. Natural (N-) ■

Consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. A natural landscape with agricultural use often present.



B. Rural (R-) ■

Consists of sparsely settled lands in open or cultivated states. Typical buildings are farmhouses, agricultural buildings and camps. Limited retail activity is located in specifically designated centers.



C. Suburban (S-) ■

Consists of single-family detached housing with some opportunities for attached housing. Commercial activity is typically concentrated in nodes and corridors along major roadways.



D. Urban (U-) ■

Consists of attached and detached housing types such as single-family houses, row houses and apartments. Commercial activity is concentrated along major roadways and at neighborhood nodes.



E. Center (C-) ■

Consists of the highest density and height, with the greatest variety of uses. Attached buildings form a continuous street wall. The highest pedestrian and transit activity is encouraged.



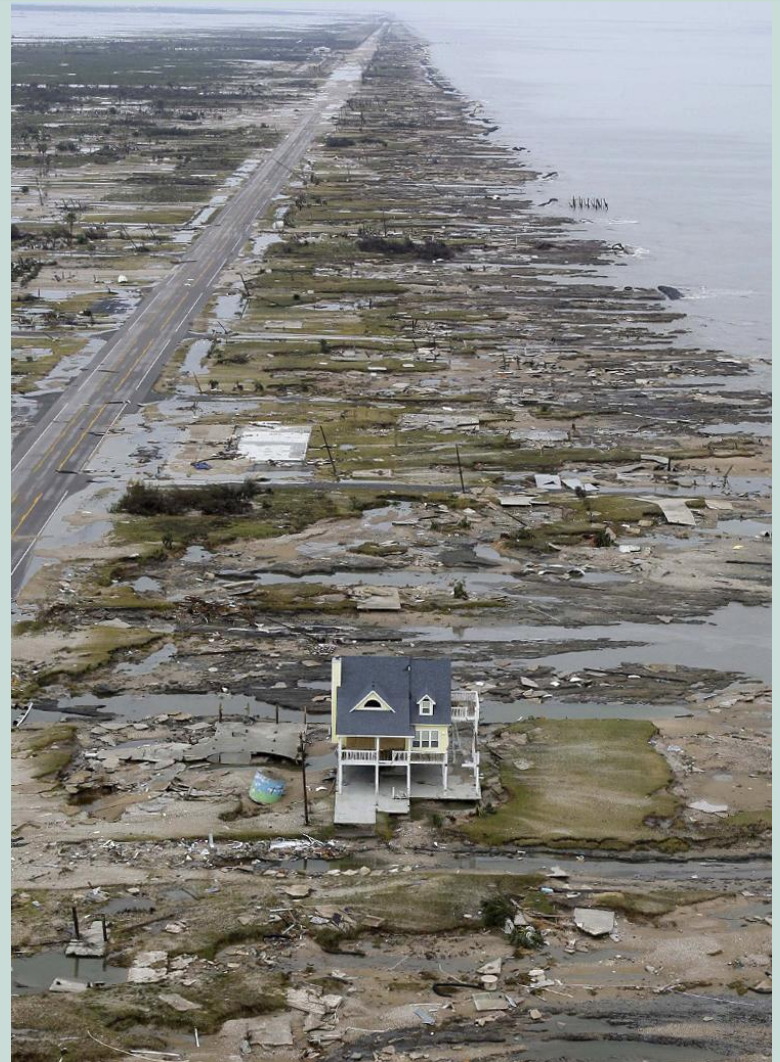
F. Special (SP-) ■

Consists of large scale civic, institutional, heavy industrial and conservation areas which do not fit easily into other contexts. These uses may also occur within other context areas in smaller concentrations.



Project Scope

- Grew out of Louisiana Land Use Toolkit
- Rules for coast are significantly different than rest of Louisiana
- Build upon research, recommendations and strategies in the Best Practice Manual



Project Scope

- Hazard Mitigation
 - Resilient Development
 - Wind, waves, flooding, sea level rise, subsidence, salt water intrusion
 - Three Questions to Consider
 - Where do we build
 - How do we build
 - What do we build



Project Scope

- Natural Resource Protection
 - Trees, rivers and wetlands, water quality, slopes, resource extraction, stormwater, erosion control
 - Human impacts on natural resources
 - Complement state and federal efforts
 - Protection of bioshields
 - Contributing wetlands
 - Contributing tree stands



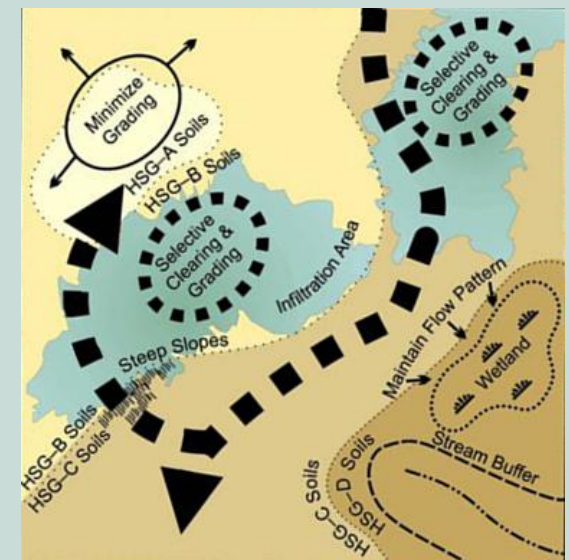
Ordinance Approach

- Focus on the Site
- Provide Tools for Communities with a Variety of Capacity
- Three Major Pieces
 1. Site Evaluation Ordinance
 2. Hazard Mitigation & Resource Protection Ordinances
 3. Watershed Protection Overlay



Site Evaluation Ordinance

- Two Primary Goals:
 - Identify resilient areas of a site
 - Identify environmentally sensitive areas or contributing bioshields
- How does it work?
 - Threshold set by each community, resiliency analysis calibrated to local conditions
 - Buildable areas identified
 - Mitigation measures outlined
 - Hardship allowance



Hazard Mitigation & Resource Protection Ordinances

- Separate Ordinances:
 - Flood Damage Prevention
 - Erosion & Sedimentation Control
 - Stormwater Management
 - Riparian & Wetland Buffers
 - Tree Protection
 - Resource Extraction
 - Steep Slopes
- Apply at the Site Level



Flood Damage Prevention

- Mitigate damage to structures and utilities during storm event
- Building and Structure Elevation
 - Complements FEMA
 - Controls activities below raised structures
- Floodproofing
 - May require ground floor floodproofing measures
- Utilities
 - Standards for on-site utility placement



Erosion & Sedimentation Control

- Control Erosion and Sedimentation Associated with Construction
- Site Development Permit
 - Before land disturbing activity
- Erosion & Sedimentation Control Plan
 - Requires submission of a land disturbance plan
 - Establishes performance standards
 - Provides measures to reduce or eliminate run-off



Storm Water Management

- Addresses Stormwater at site, as close to source as possible
- Sets locally appropriate stormwater thresholds
- Provides tools to mitigate stormwater runoff using innovative
 - Landscaping
 - Parking Lot Design
 - Low Impact Development



Riparian and Wetland Buffers

- Recognizes unique patterns of coastal Louisiana
- Buffers Required
 - When buffers are required
- Buffer Standards
 - Type of buffer required based on type of water body
- Buffer Encroachments
 - Activities that may occur within the buffer



Tree Protection

- Bioshield Protection
 - When coastal forests meet certain conditions they are protected from removal
- Tree Removal Permit
 - Tree removal permit required prior to site clearing
- Tree Protection Plan
 - Sets up procedures to be followed for remaining trees on the site
- Mitigation
 - When specimen trees are removed



Resource Extraction

- Focus on returning land to useable condition after the resource extraction has occurred
- Applicability
 - Limited to major resource extraction activities such as large borrow pits
 - Not intended to cover oil and gas
- Permits Required
 - Resource extraction requires use permit
- Post Extraction Restoration
 - Applicant submits a binding restoration plan



Steep Slopes

- Limited Application in Louisiana
- Protects Large Areas of Slopes Over Certain Grade
- Applicability
 - May vary -- 15% to 25% grade
- Development Limitations
 - Establishes standards for development on steep slopes
 - Maximum footprints



Watershed Protection Overlay

- Focus on Water Quality
- Complements LDEQ requirements
- Sets Prohibited Activities
 - Select industrial activities
- Development Standards
 - Reduced lot coverage
 - Landscaped stormwater buffers
 - Enhanced riparian buffers



Next Steps

- Develop Regulations as the Best Practice Manual is Refined
- Work with Two Test Communities to “Right-Size” -- Test Concepts on the Ground
- Finalize Regulations
- Prepare Ordinance Implementation Guide

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