

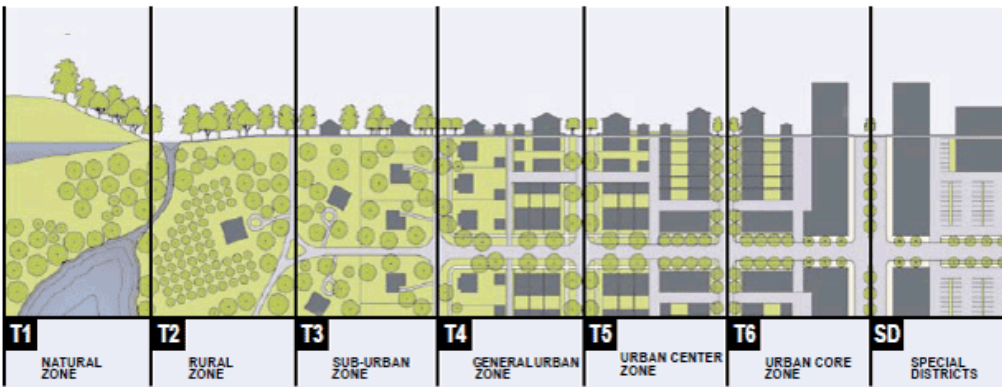
Smart Code

Greenfield Tool Box

DESIGN

PROCESS

✓ IMPLEMENTATION.. Land Use + Transportation



Credit | Duany Plater-Zyberk & Company, LLC



TOOL DESCRIPTION

The SmartCode is a type of form-based code developed by Duany Plater -Zyberk & Company (www.dpz.com)

The SmartCode is a model form-based code with metrics that is designed for a medium-sized North American city organized into walkable neighbourhoods. Like other form-based codes, it regulates land development through controlling urban form. Less emphasis is placed on controlling individual land uses, although those uses with negative impacts such as heavy industry are still regulated. The SmartCode regulates the features of urban form, including the width of lots, size of blocks, building setbacks, building heights, placement of buildings on the lot, and the location of parking, among others.

The model code, or code template, is designed to create walkable neighbourhoods across the full spectrum of human settlement, from rural to urban, incorporating a transect of character and intensity. It folds zoning, subdivision regulations, urban design, and basic architectural standards into one compact document. Because the SmartCode promotes a community vision by coding specific outcomes that are desired in particular places, it is meant to be calibrated to meet local needs by professional planners, architects, and attorneys.

WHEN IN THE PROCESS IT IS USED?

The SmartCode be introduced early in the process as a tool for assessment and a checklist of potential elements of a future code. It is more frequently used to document the results of community input, possibly obtained through design charrette.

Tool Intent

The SmartCode is a model form-based code that is open source; it requires local calibration or customization by professional planners, architects, and attorneys.

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The SmartCode is typically used by professional planners, urban designers, architects, landscape architects, and attorneys. It can also be used by citizens, neighbourhood associations, and developers.

USERS

- ✓ Municipal Officials
- ✓ Municipal Planning Staff
- ✓ Planning + Design Professionals
- Engineers
- ✓ Land Developers
- Landowners
- Community Members

