

The ABCs of ABCD

Community Revitalization, Quality of
Life, Identity and Stuff Like That –
Linking Communities, Assets and
Planning

*dr. jim segedy, faicp
director of community planning + design
the planning guild*

*chair: sw section – APA-PA
past chair: environment, natural resources & energy division
past chair: small town and rural planning division*



Steve Allan Before the Conference.



**Steve Allan
this afternoon**

■ You may submit items for this public service calendar by sending them to The Daily Times, 110 W. Jefferson St., P.O. Box 618, Ottawa, Ill. 61350. All items should include a name and phone number. For more information call Jackie Taylor: 433-

THOUGHT FOR TODAY

LOCAL WEATHER

Last 24 hours at Starved Rock Lock: 

What we're talking about

- Programs and/or projects can provide a rallying point for economic revitalization efforts in communities based on unique local assets.
- Born of the recognition that asset-based planning and unique identity are already having an effect on the economies of our communities.

An Important First Point...

You are a **PLANNING** Commission member,
not a Reaction Commission member.

We don't want things to get out of control



But Be Warned...

...orry about
...what the
...mean?

...of the people that call in to
...this column.

To all you hunters who
kill animals for food,
shame on you; you ought
to go to the store and buy
the meat that was made
there, where no animals
were harmed.

...e person
...very week
...and the
...ith the X
...Christians
...ah, blah,
...e person

I am calling in regard to
the Speakout. I am an avid

The REAL Story...

Great ale makes great times.
Great times make great
friends. Great friends
make great neighborhoods.
Great neighborhoods make
great cities. Great cities



make great nations. Great nations
make a great world. Therefore, the
greatness of the world depends
on ale. And Celtic Ale is one of
the world's great ales. And only
I make it. — Bert Grant

Just to be perfectly clear...

By REGAN FOSTER

Staff writer

The Allegan County Board of Commissioners has a plan.

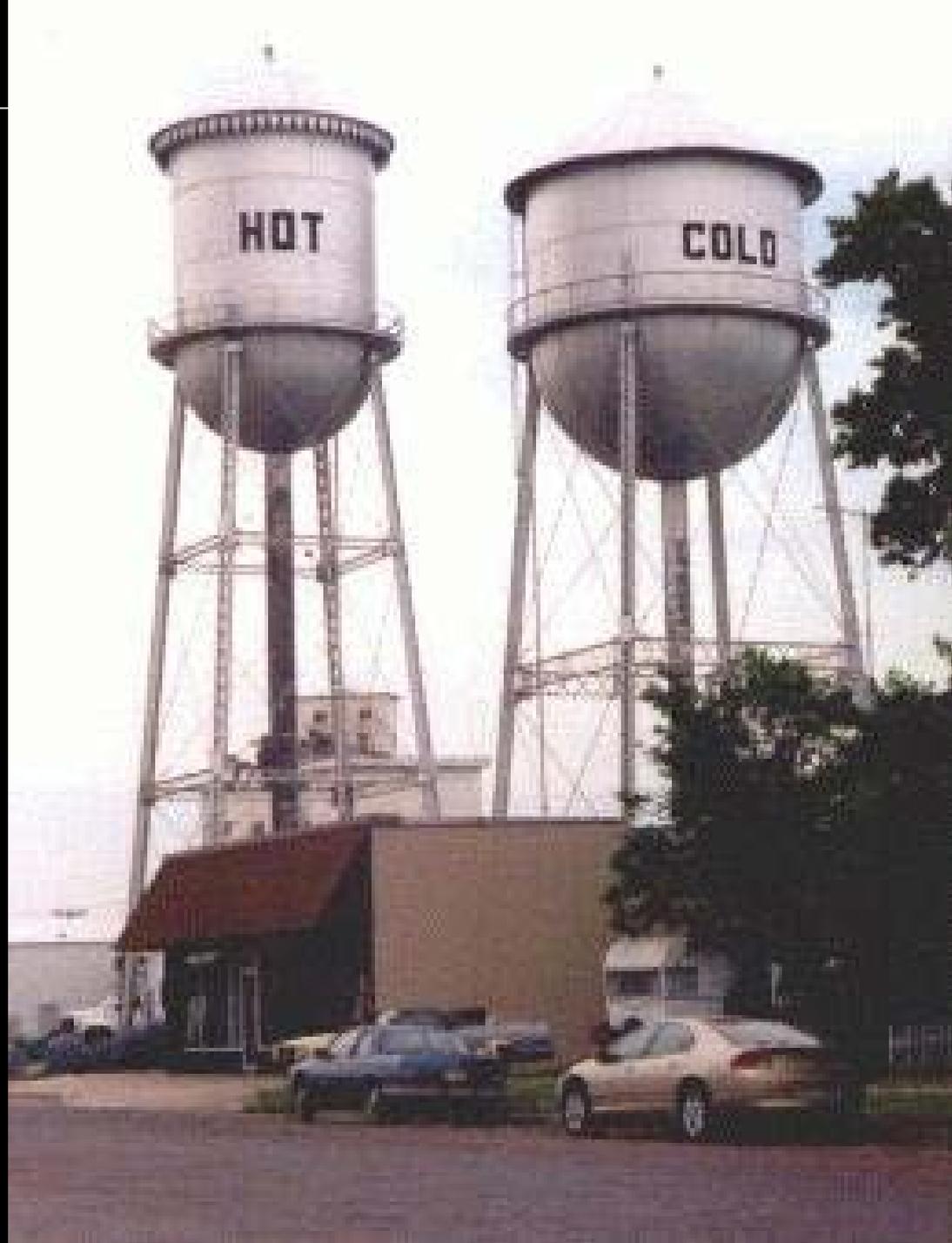
That plan is to develop a plan that will help them plan out their long-term strategic planning.

At a work session Thursday, the commissioners debated the best way to go about developing a long-range growth and development roadmap for the county. They overwhelmingly

You may not always have an enthusiastic set of participants...



But you will
still have a
never-
ending need
to provide
for a
complete
range of
services and
infrastructur
e



So, how do you plan for all your community's needs?





And find new uses
for aging infrastructure



Introducing new recreational opportunities



Building on assets...



An Example...

The Great Allegheny Passage Trail Towns



GREAT ALLEGHENY PASSAGE®



An Example...

The Great Allegheny Passage Trail Towns: Year 1

- **Over \$40 million** in economic impact in the 2008 season –April - November (Campos Market Research study)
- Plus another \$7.26 million in wages in trail-related businesses in the same period

Building Linkages: Asset to Town

- Consistent, clear signage offering directions
- Design and install a business directory kiosk with map to direct visitors AND LOCALS
- A print piece that supplements the kiosk information and contains the town map and available services
- This is where branding comes in



Laurel Highlands



Bike Trail

3

Rockwood

Bike Trail



Confluence 15

Area
Attractions

Welcome To
Meyersdale

Maple City
Loft
150 Center St
Call 814-289-1447

Sechler
Fashions
634-8173
205 Center Street

G.I.
Day Room
634-8624
309 Main Street

Little Town
Toys
Opening Nov. 15th

Main Street
Inn
634-8236
322 Main Street

Albright's
Pizza
320 Main Street

Missy's
Cafe
634-8366
316 Grant Street

Pit Stop
Kremery
346 Main Street
634-8140

Meyersdale
Trail Hostel
Main St
Call 814-634-8478

Story Book
Castle
634-8920

218
Java Cafe
218 Center Street

Thomas
Drug Store
327 Main Street

Donges
Diner & Motel
100 Center Street

Take
Six
634-9294
202 Grant Street

Fox's
Pizza
634-9019
25 Center Street

Levi Deal
Mansion
A Restoration Project



Expand existing businesses & attract new businesses to fill gaps...



And their buddies...



Shipping services for larger purchases



Always food

Create Special Places...



Don't underestimate the importance of historic buildings...



Create inviting streets



Design and Planning Efforts

- Regional Planning/Multi-municipal planning
- Comprehensive master planning to ensure sustainability of resource
- Sign Guidelines
- Façade Improvement Program
- Access Redesign
- Design Charrettes
- Gateway-to-Gateway planning

In other words:

Asset-**B**ased **C**ommunity **D**evelopment
and Planning

The Little Things DO Matter



Attractive awnings and facades to increase curb appeal

I'm going off script a bit....

*'Tis time to rethink the way we
do this planning thing.*

*It's a verb. It is **NOT** a noun.*

*So How Do We Make Our
Communities Work Better?*

and

*What Is A
Successful Community?*

and

Is It Possible?

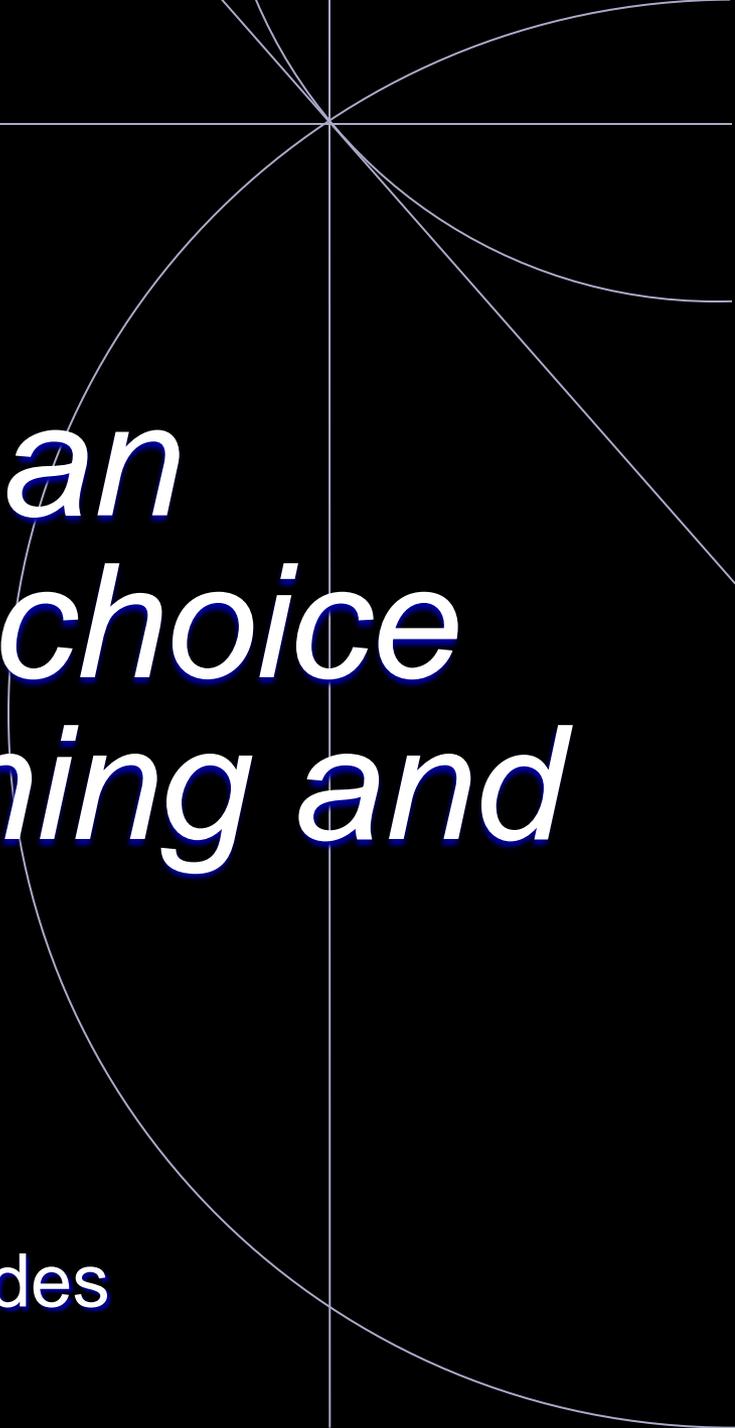
and

How Do We Get There?

It's all about the economy!
In Indiana...

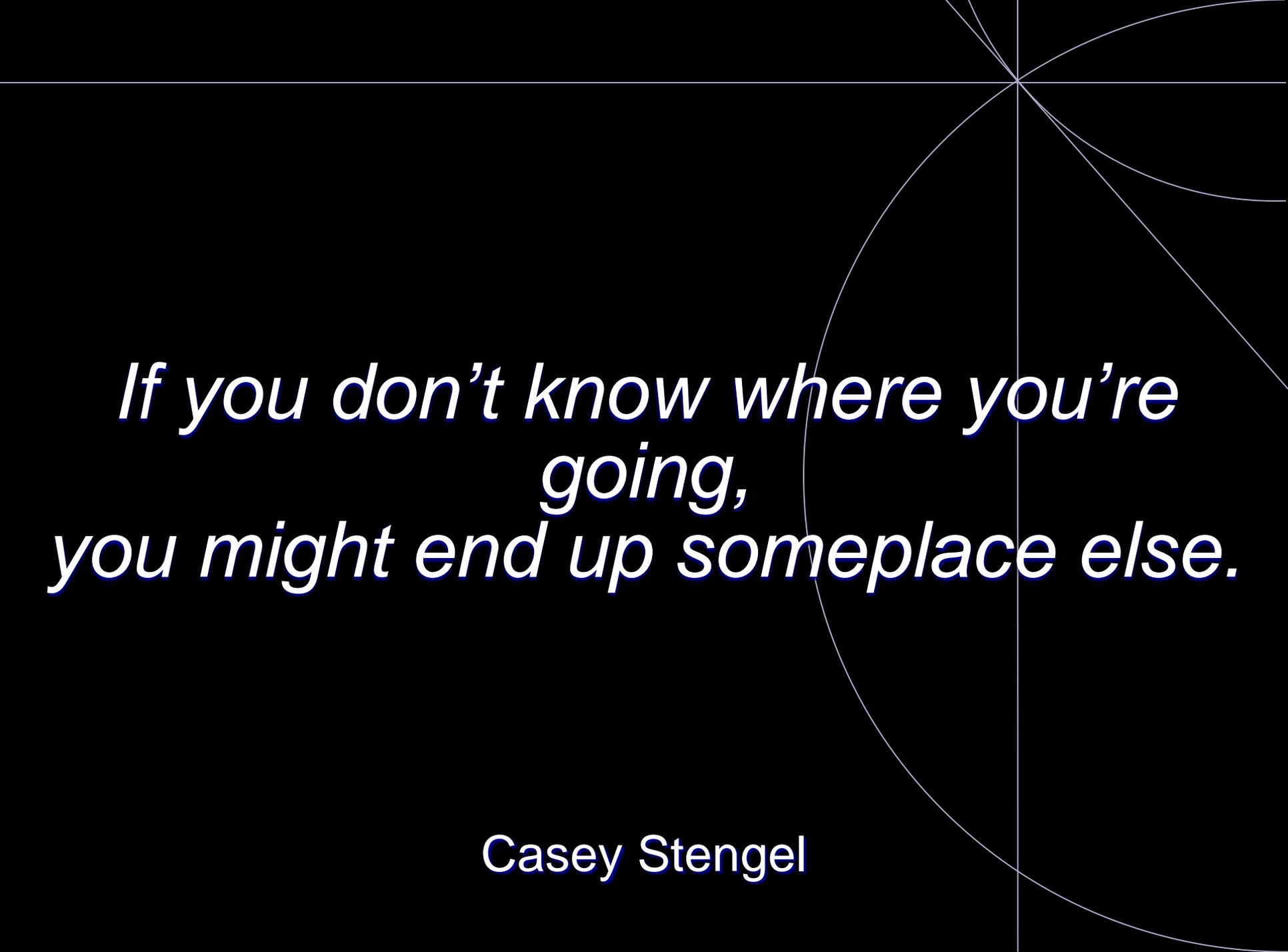


...or is it?



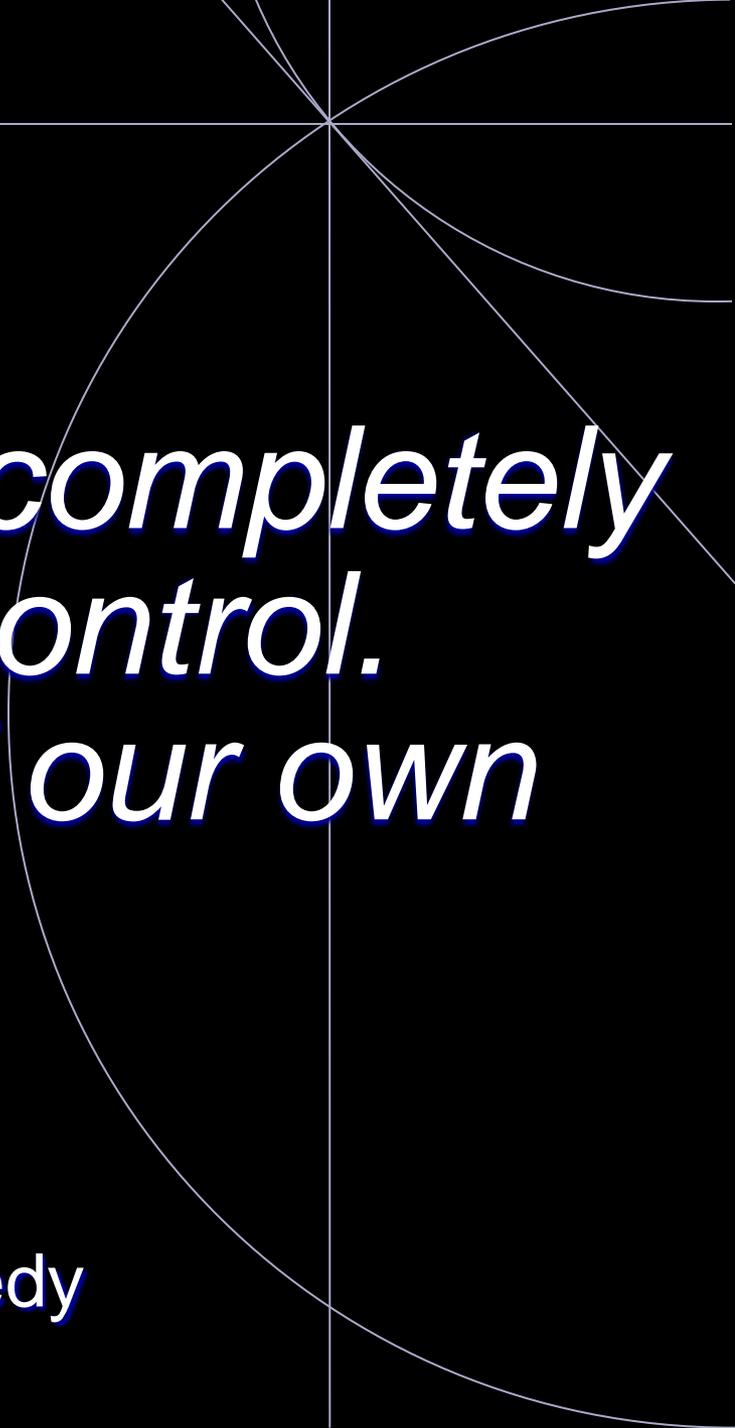
*We face an
inescapable choice
between planning and
chaos.*

Norman Bel Geddes



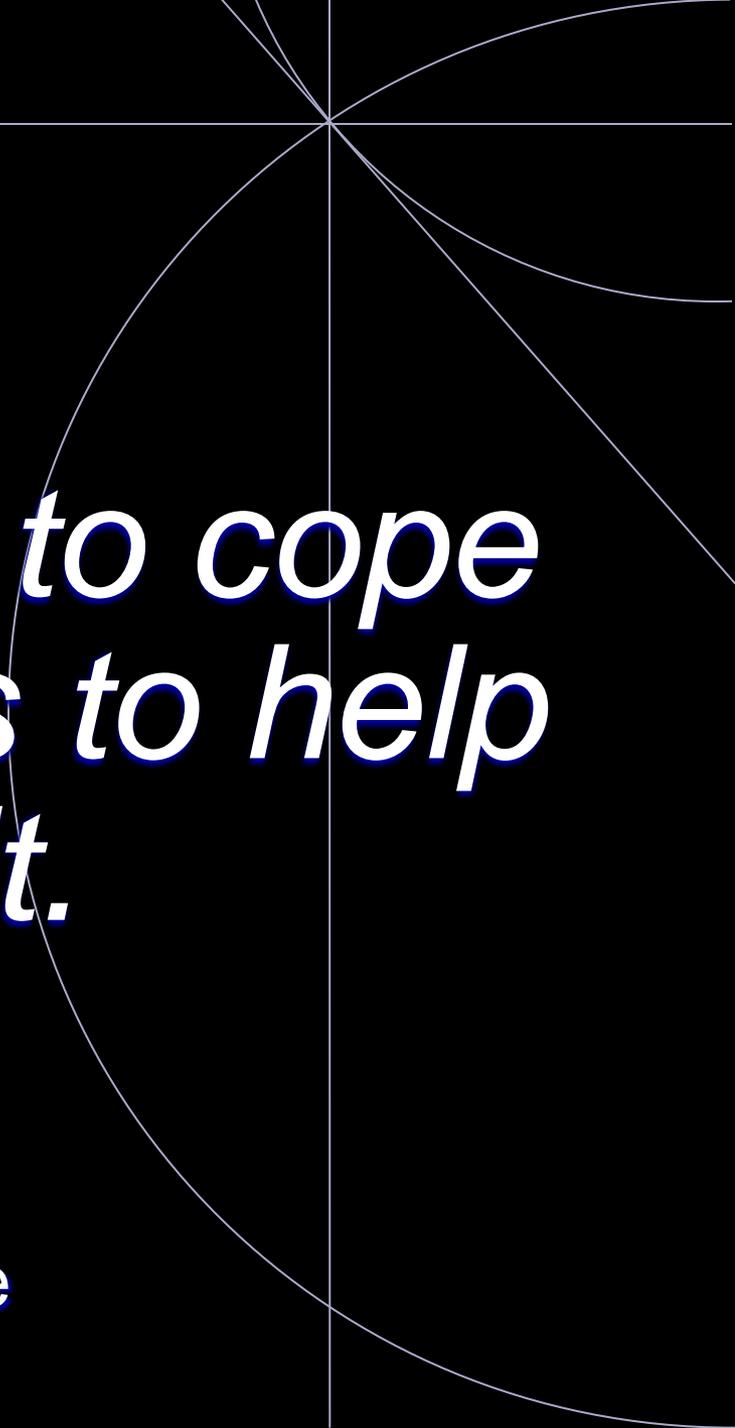
*If you don't know where you're
going,
you might end up someplace else.*

Casey Stengel



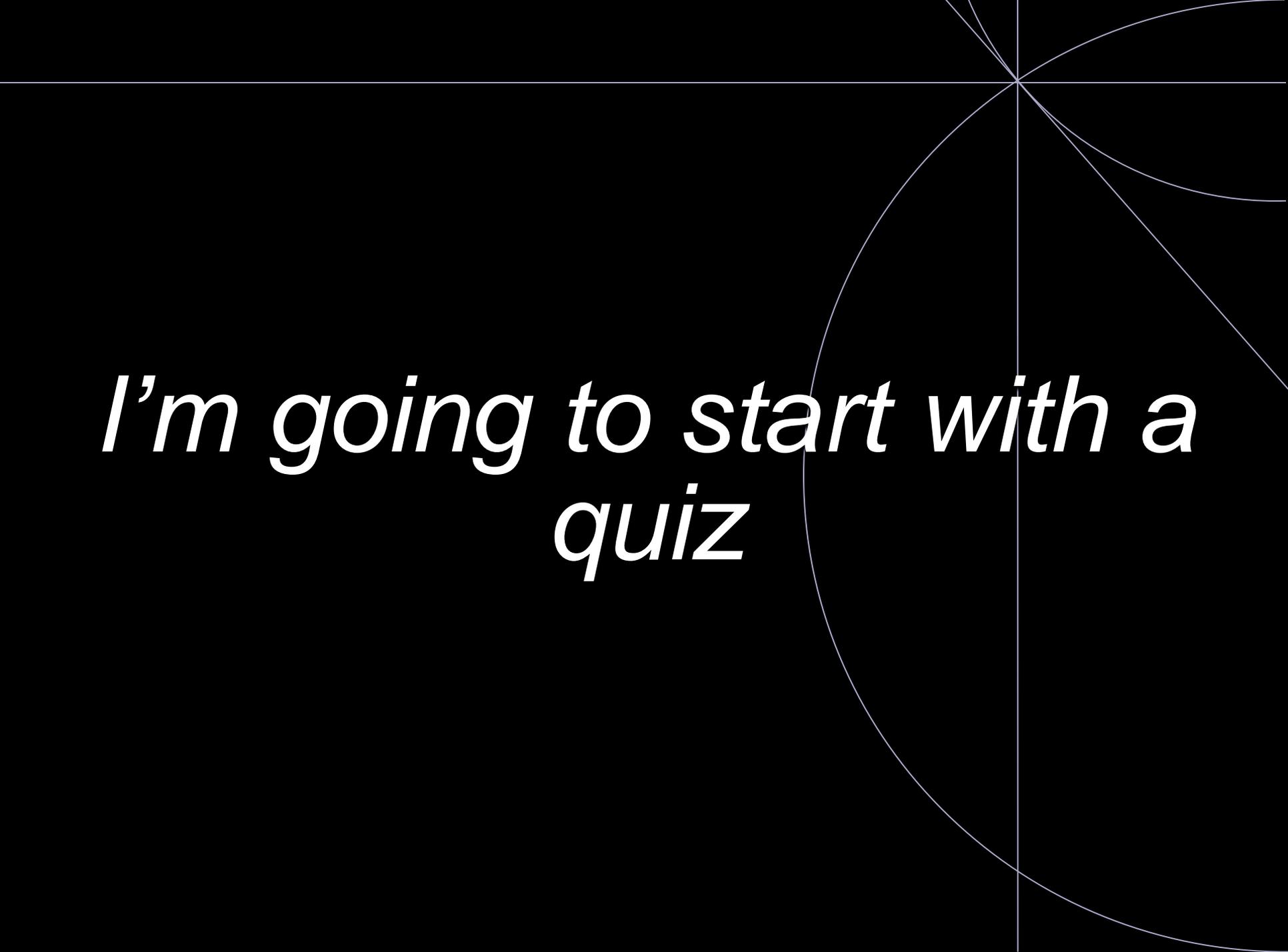
*The future is not completely
beyond our control.
It is the work of our own
hands.*

Robert F. Kennedy



*The best way to cope
with change is to help
create it.*

Sen. Bob Dole



*I'm going to start with a
quiz*

What is wrong with this picture?



Number 1

Remember who this is for

A geometric diagram on a black background. It features a circle on the right side, with a vertical line passing through its center and a horizontal line passing through its top. The intersection of these lines is at the top of the circle. Several other lines and arcs are drawn, creating a complex geometric structure that resembles a stylized letter '1' or a similar symbol.

Here's the real deal...

- OK, now build me one
- How do I do it?
- Just do it.

The Rodney Dangerfield of Communities

- No longer a communist plot
- Not part of the United Nations Conspiracy to take over local government
- We are not aliens bent on global domination

It's What **EVERYONE** Wants,
Right?...



I don't need no stinkin'
straightedge...



Using technology to best advantage...



Appropriate telecommunication systems



I Love My Job...



Even if you don't have
anything to go on...



OK, What Is This ABCD and Planning Thing?

It's building community, making memories
and celebrating the human spirit.

It's balancing needs and wants with resources
for a very long time

It's not just the bottom line, and it's not just about jobs...

Today it Means Going Green - *Green Planning Principles*

- Incorporate green infrastructure into the comprehensive plan
- Zoning Ordinance (including form-based and performance-based code)
- Subdivision and Land Development Regulations (including PUD and Conservation Ordinances)
- Incorporate green infrastructure into the Capital Improvements Program
- Design Guidelines

More Principles

- Connectivity & Access
- Mixed-Use, PUD, TOD, etc.
- Large blocks
- Multi-scale: site, neighborhood, town or city, county, region
- BMPs
- Context Sensitive Planning/Design
- LID (Low Impact Development)

Sometimes it's shopping on
Main Street...



Jonesboro, TN

or spending a Saturday morning
at a local Farmer's Market?



Richmond, IN

*Whatever it is,
Be clear in your message...*

NO DRUGS
OR
NUCLEAR WEAPONS
ALLOWED INSIDE

Finding the Right Mix of Land-Uses. (Some Things Are Just Too Obvious...)



Encouraging Diverse Enterprise...



Fortville, IN

As I Say - Diversification...



Tri-Lakes, IN

Inventive Mixed-Use...



Wamego, KS

The Real Problem - Parking...

(We don't need no stinkin' parking garage)



I just don't know...



Mt. Adams, Cincinnati, OH

????????????



I guess
it's true



Effective Traffic Management...



I don't know either...



Multiculturalism...



More Housing Options...



Recognizing the Special Needs of Our Aging Population...



Green or not –

We still have to be everything
to every one



And look for
those special
opportunities



The Real Catalyst... Great Food!



Kokomo, IN

OK – SO ENOUGH OF THE TOUR...



The Changing Economy... The Changing Marketplace... Requires Changing Strategies... That's A Successful Community.

It's balancing resources to needs for the long term

- Quality of life
- Amenity development
- Enterprise development/Entrepreneurship
- Identity
- Community character
- Environmental quality
- And, oh yes, economics

Successful planning is...



...people

Successful planning is...



...a celebration of community

Successful planning takes
many forms...



...transportation/access

Matching resources to context



well...







20 Stavitsk Barrandov

POLICE

4

8615

Even teaching the kids to drive is planning...





DON'T
SLEEP
& DRIVE



CAUTION
WATER ON ROAD
DURING
RAIN



Successful planning takes many forms...



...community development & involvement

Design Guidelines...



It Can Be Done...



Holding Their Own... McDonalds, Freeport, Maine



Holding Their Own... Arby's, Freeport, Maine



It's the image...
It's character...
It's your town...

This is where it
begins





Down Home
Down East
No Ferns
No Quiche

It's the Image...



...it's that place we call *home*
Chestertown, MD

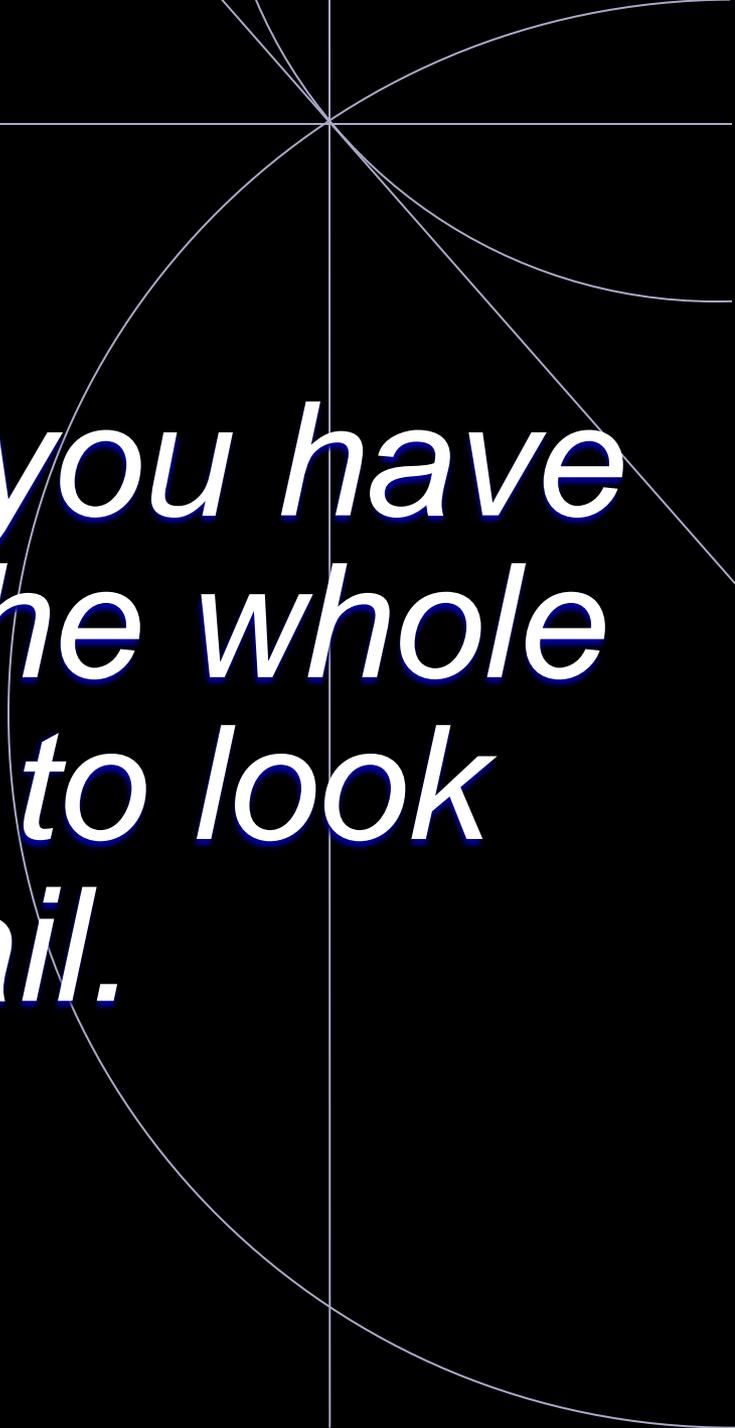
Does it always work?



Hell

**but when it's all said and done -
it really does!**

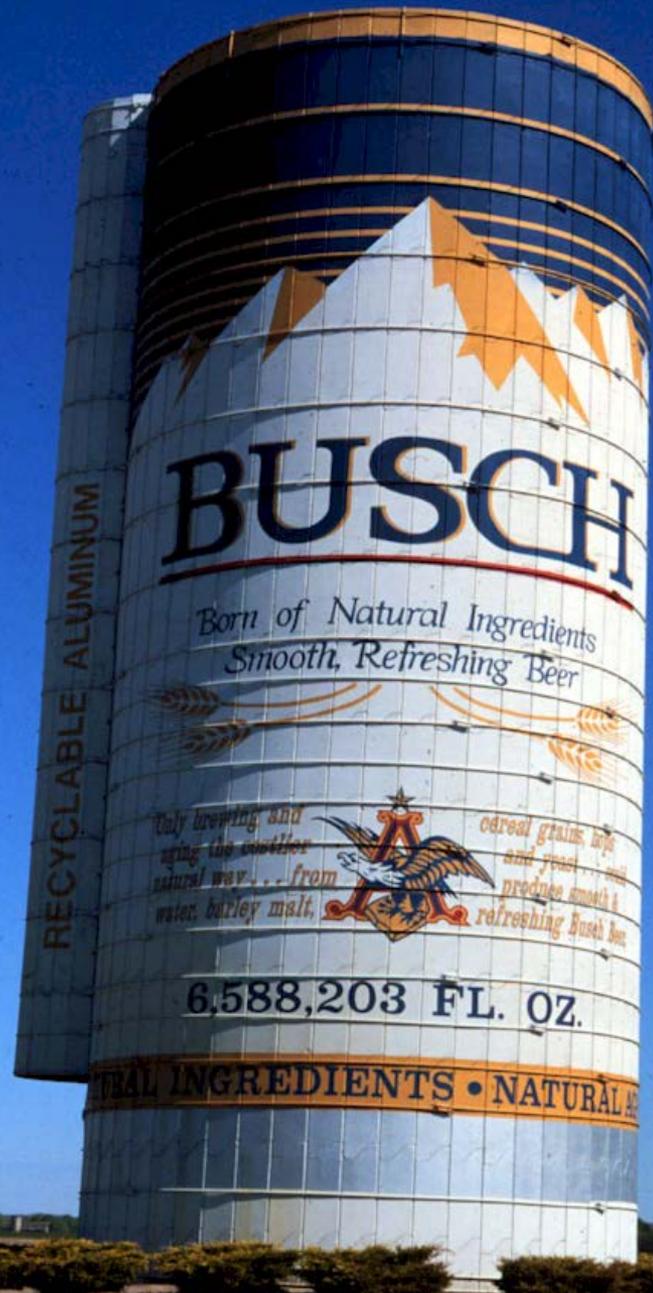
By the way...There are an average of 86 days/year below freezing in Hell, MI



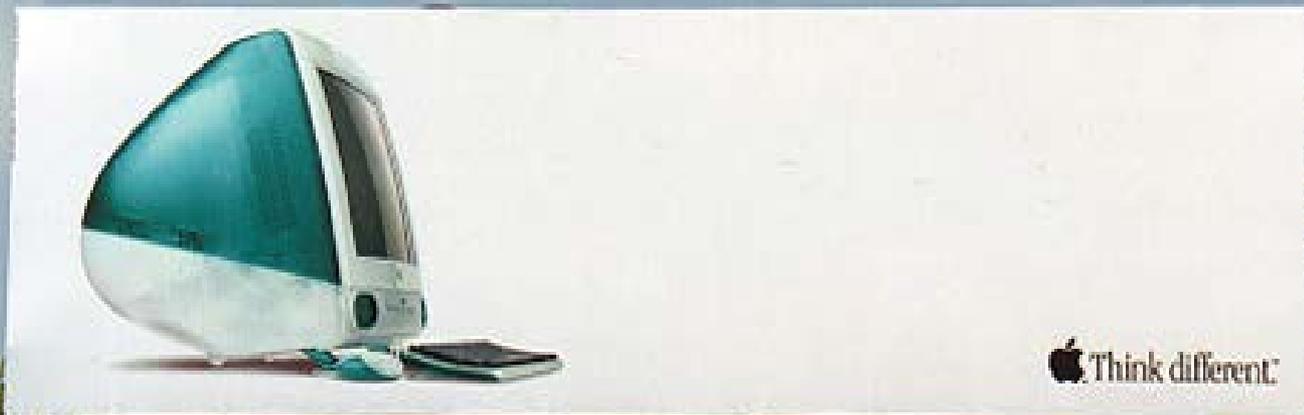
*If the only tool you have
is a hammer, the whole
world begins to look
like a nail.*

unknown

Sometimes
you have to
think big...



Sometimes you have to think different...

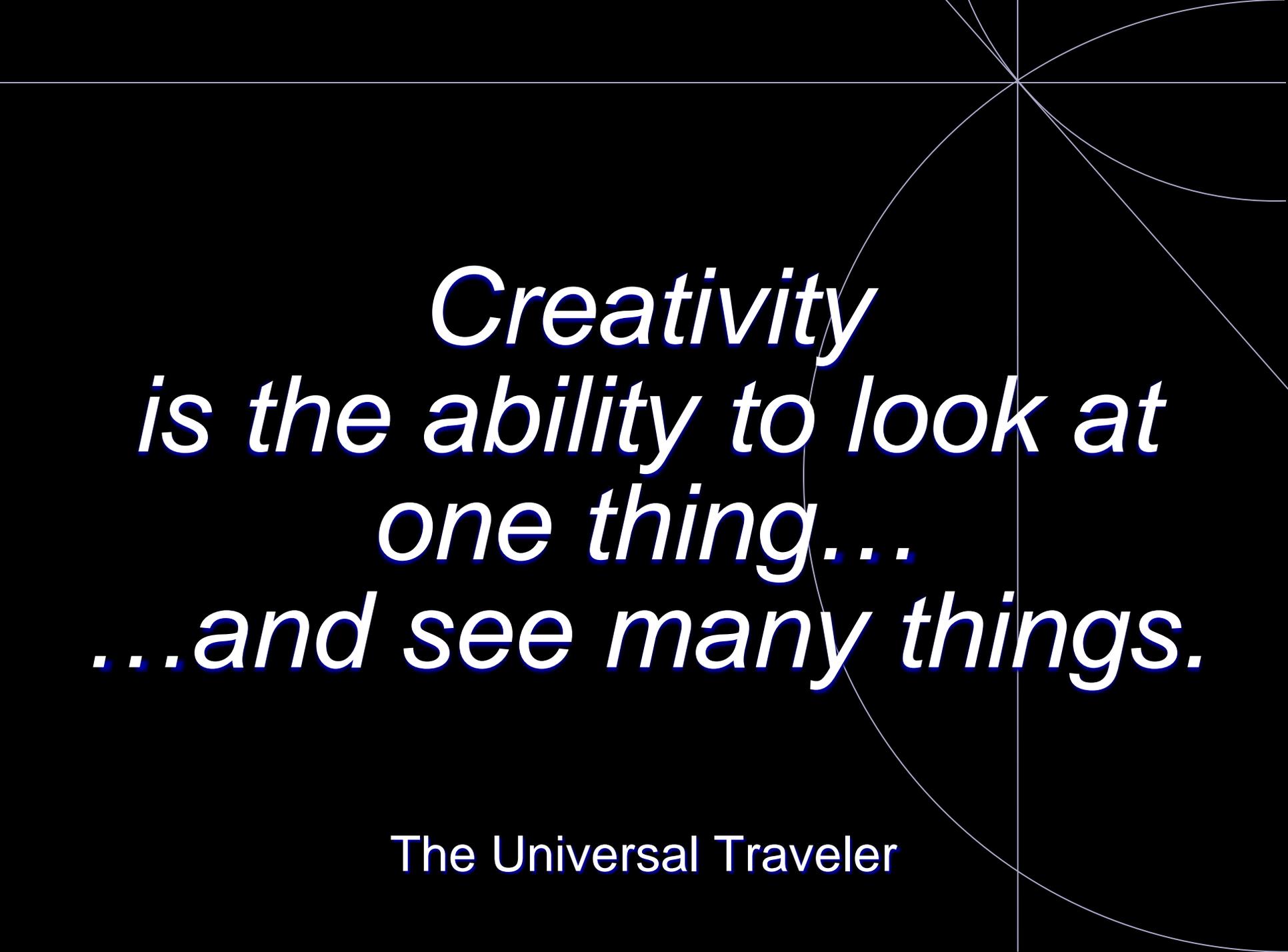


AK MEDIA

1700

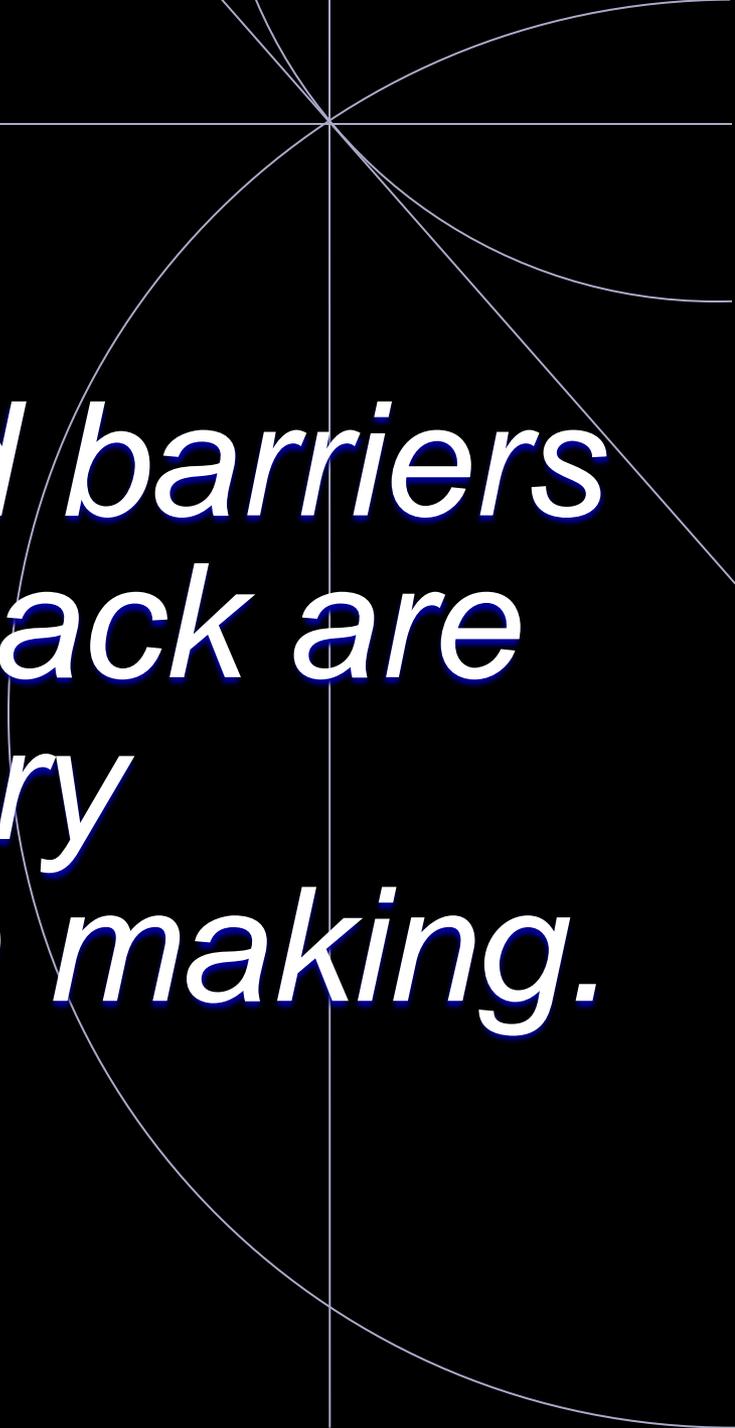
Keane

Coca-Cola



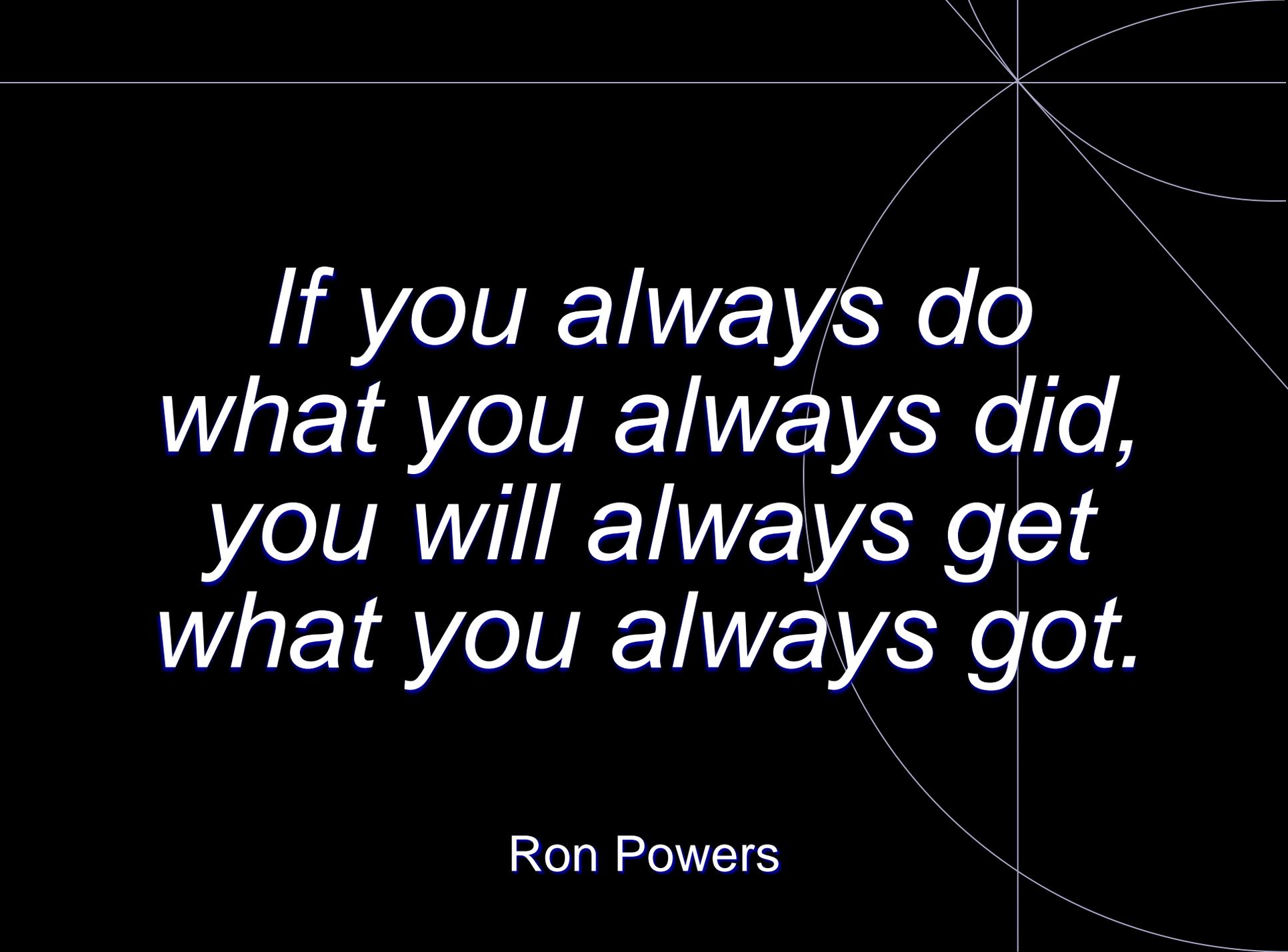
*Creativity
is the ability to look at
one thing....
...and see many things.*

The Universal Traveler



*Most limits and barriers
that hold us back are
imaginary
and of our own making.*

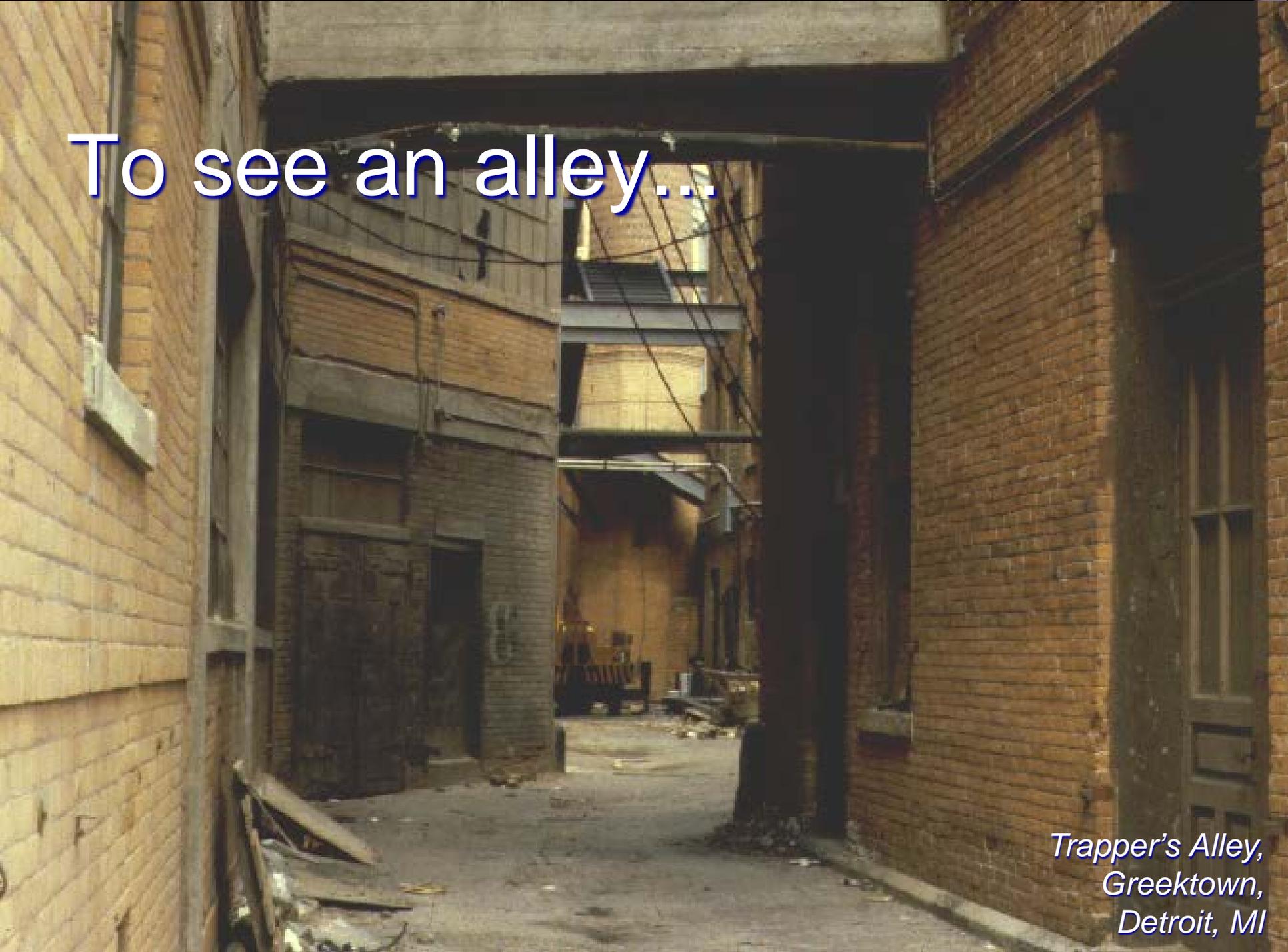
anonymous



*If you always do
what you always did,
you will always get
what you always got.*

Ron Powers

To see an alley...



*Trapper's Alley,
Greektown,
Detroit, MI*



And envision...

...an arcade

*German Village,
Columbus, OH*

Hmmmmmm.

**PROS
& BEST**

**Best Yet
Bath Tissue**

1.00
per roll

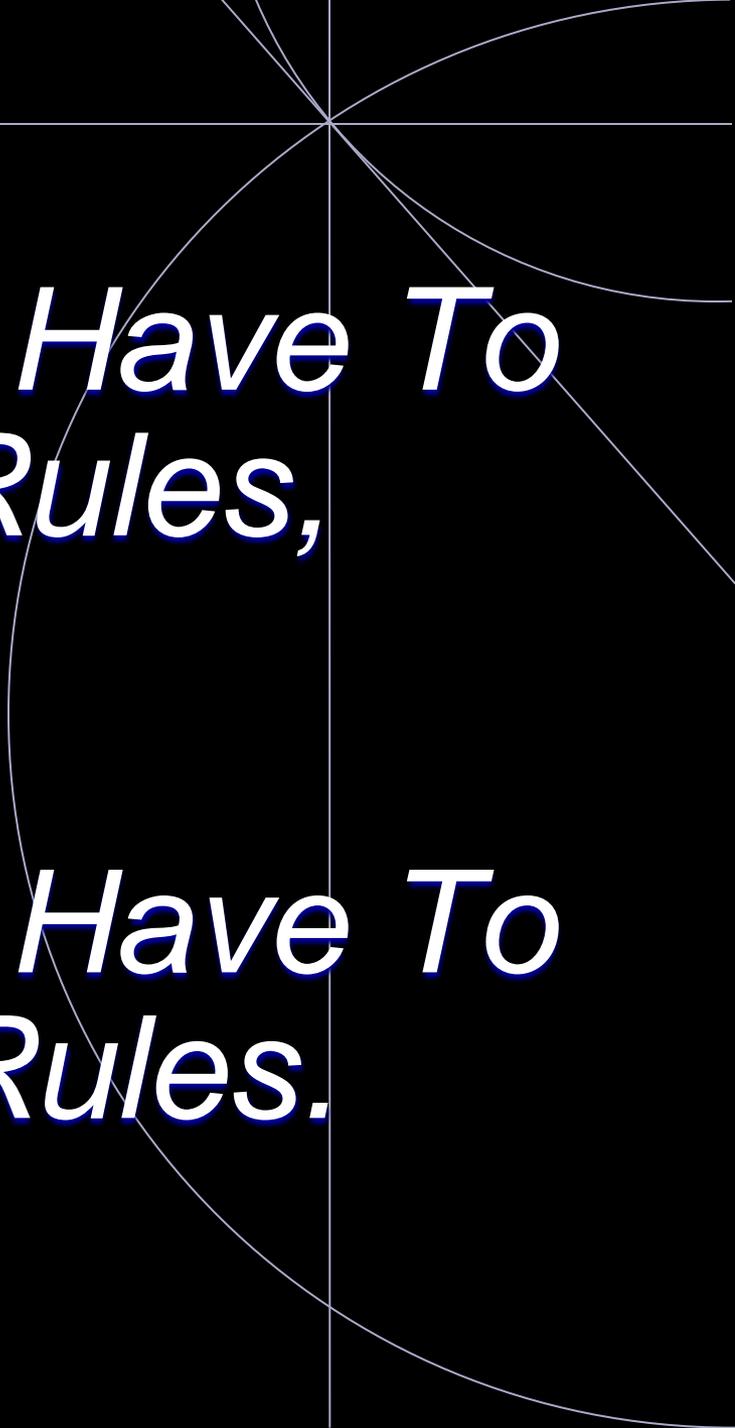
Sweet • Yellow • Ears

Corn

6 \$ 1
for

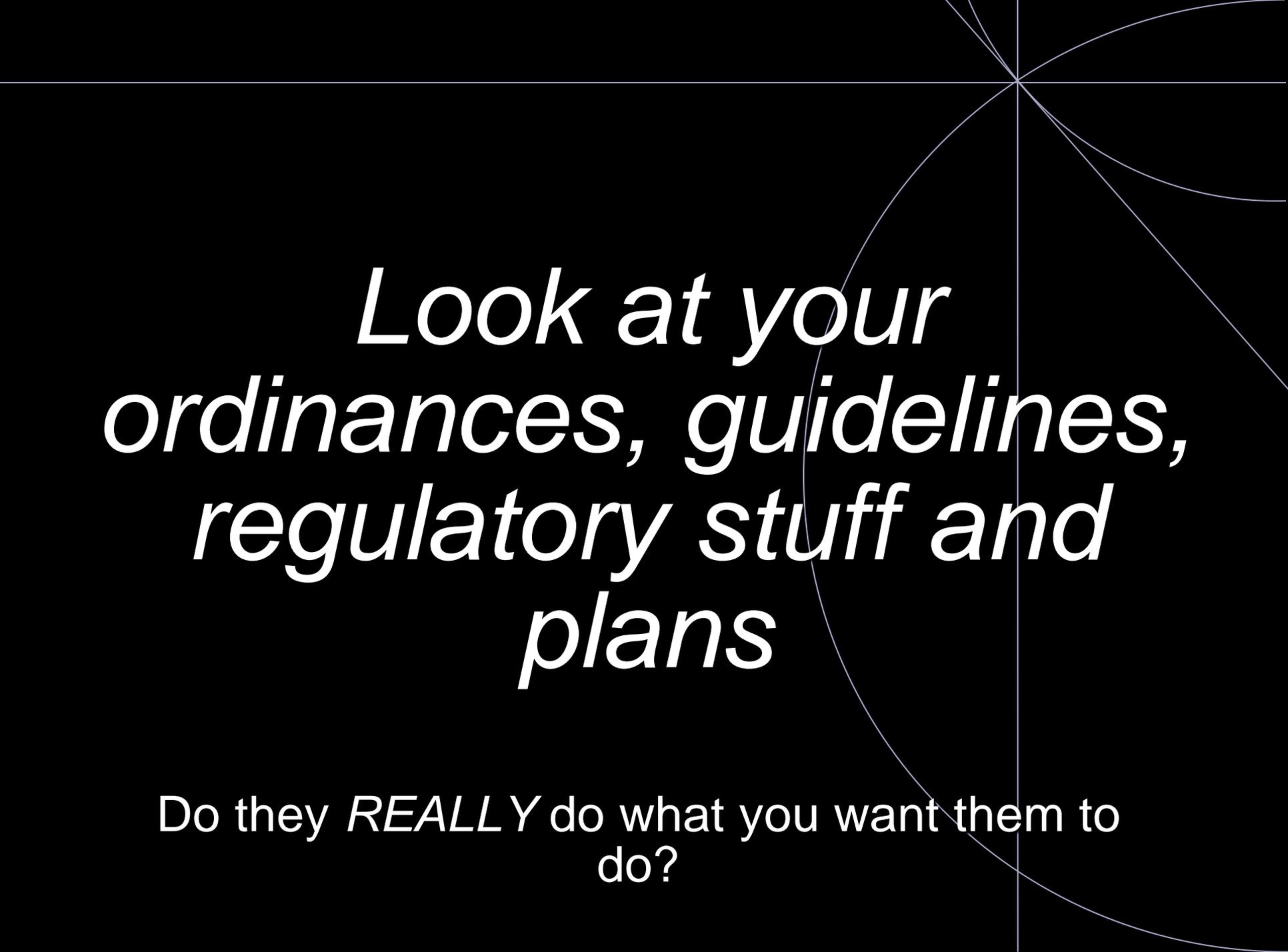


Lb.
Lb.



*Sometimes We Have To
Break The Rules,*

*Sometimes We Have To
Make New Rules.*



*Look at your
ordinances, guidelines,
regulatory stuff and
plans*

Do they *REALLY* do what you want them to
do?



THIS
is trained imagination

In other words GOOD planning

Does planning create great places or homogenous places?



Economics &
Aesthetics:

Not always
opposed to
each other





Unique
Inviting
Engaging
Unexpected



Exciting
Active
Vibrant



An outdoor art fair scene. In the foreground, a woman wearing a blue cap and a dark sweater is seated on a stool, painting on a canvas mounted on a wooden easel. She is focused on her work, with her hands near a tray of paint. The tray is a repurposed blue box with the word 'PLANTERS' and a logo. To her right, a green and white striped folding chair is visible. In the background, several other people are watching. Two women stand to the left, one in a white cardigan and another in a green jacket. A young girl in a red shirt is in the lower left foreground, looking towards the painter. The background features a black metal fence with various colorful paintings displayed on it. The scene is set outdoors on a paved area with trees and foliage in the distance.

Are we chasing away the very things that make the hearts of our communities interesting?

Because...

- It's easy?
- It's quick?
- It's cheap?
- It's necessary?

Making ABCD Work Means New Tools

- New Ordinances/Development Guidelines
- New Economic Development Approach
- Take Risks

*It's a People Place that celebrates
character, uniqueness and identity*

Celebrating Local Cuisine...



Traverse City, MI

Food Is Always A Catalyst...



FRESH ICECREAM & CHOCOLATEN

Local Goods As Catalysts...



*Farmer's Market & Local Produce,
Manassas, VA*

Or Local Products...



Farmland, IN

And making it work...



And Building On Local Traditions...





RESISTANCE IS FUTILE

Even Making Bad Things Play Nice...



*Downtown Wal-Mart,
Rutland, VT*

Yes, This Is Wal-Mart Too...



Really!
(well, kind of)

*Downtown Wal-Mart,
Rutland, VT*

Be true
to that
identity...



www.preservationline.org

LAST STAND IN LITTLE MANILA

NOVEMBER / DECEMBER 2003

Preservation

THE MAGAZINE OF THE NATIONAL TRUST FOR HISTORIC PRESERVATION

The Town That Beat Wal-Mart

Delta Dawn

Richard Ford's Maine

Crumbling Urban Churches

The James Dean of Landscapes

Importance of Community Character



Flower Boxes
by
Stratton Meadow Greenhouse
Rutland, Vermont
802-747-7784

Niche Marketing...



A Blending of the Countryside with the City...



Focusing on the Experience



*Saturday Farmer's Market,
Burlington, VT*

Third Places: Places for People



Downtown Asheville, NC

Make YOUR
community
comfortable
for the
pedestrian:
people don't
spend
money from
their cars.



Downtown Traverse City, MI

Combine 3rd Places and Pedestrian S



Downtown Yellow Springs, OH

Ya Gotta Watch Those
Pedestrians Though...



Community Activities = Community Pride = A Healthy & Vital Community



*The Great
Long Lunch,
Napier, NZ*

*Selling the Character & the Place:
Facade Enhancement, Niche Market Retail,
Service Retail and Infill*



Yet More Examples...



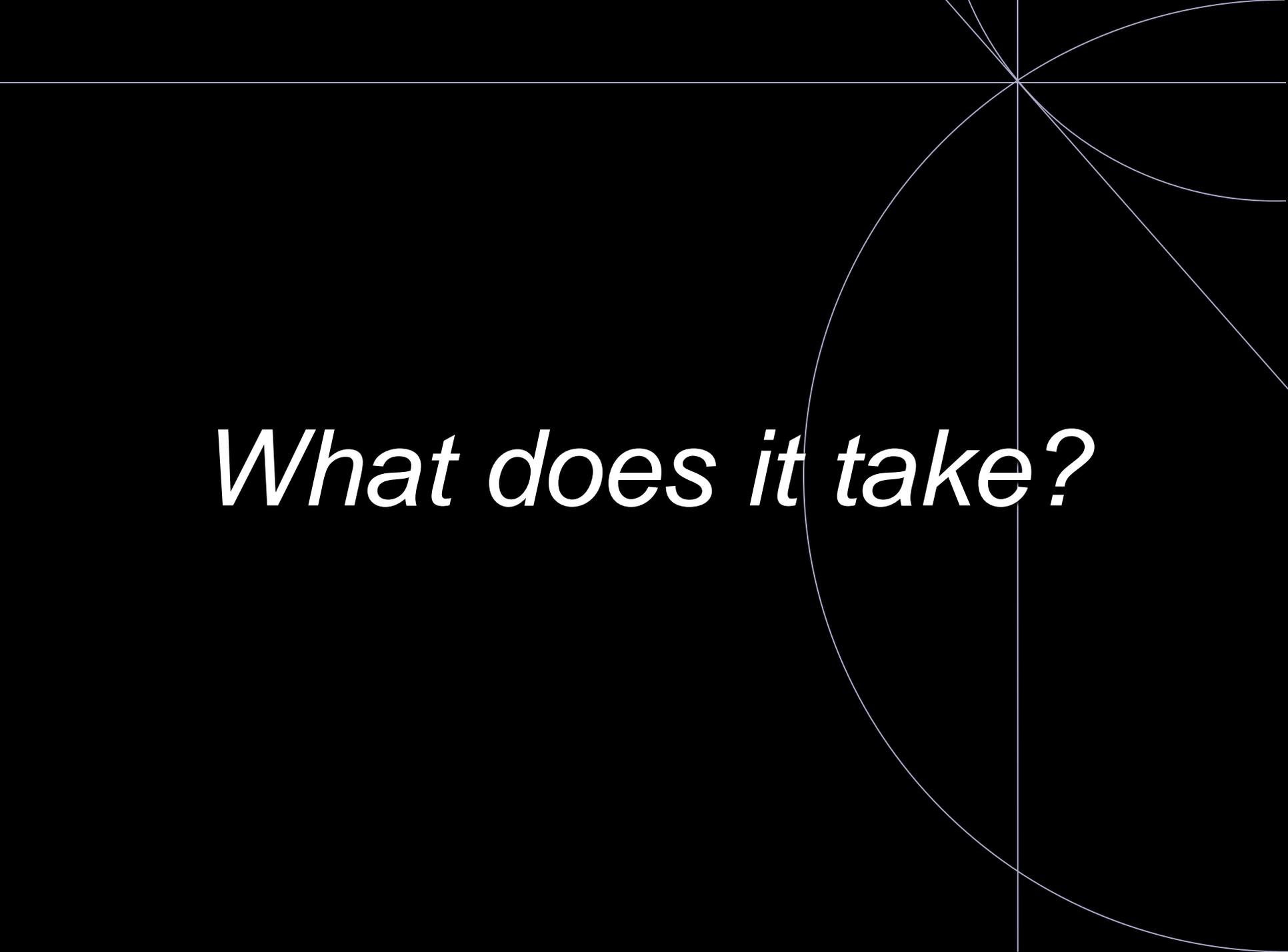


BAY HUNDRED
TREASURES

St. Michaels, MD

Identify Key Elements

- Visualize Everything!
PEOPLE RESPOND TO PICTURES!
- C.O.W. - Community Opportunity Workshops (charrettes)
- L.A.N.D. & S.W.O.O.N.
- Unique feature(s)/character(s)

The image features a black background with several white geometric elements. A horizontal line spans the width of the image. A vertical line is positioned on the right side. A large circle is centered on the vertical line, with its right edge extending to the right edge of the frame. In the upper right quadrant, there are several curved lines that appear to be arcs or segments of circles, some intersecting the vertical line and the large circle.

What does it take?

What I'm Talking About...

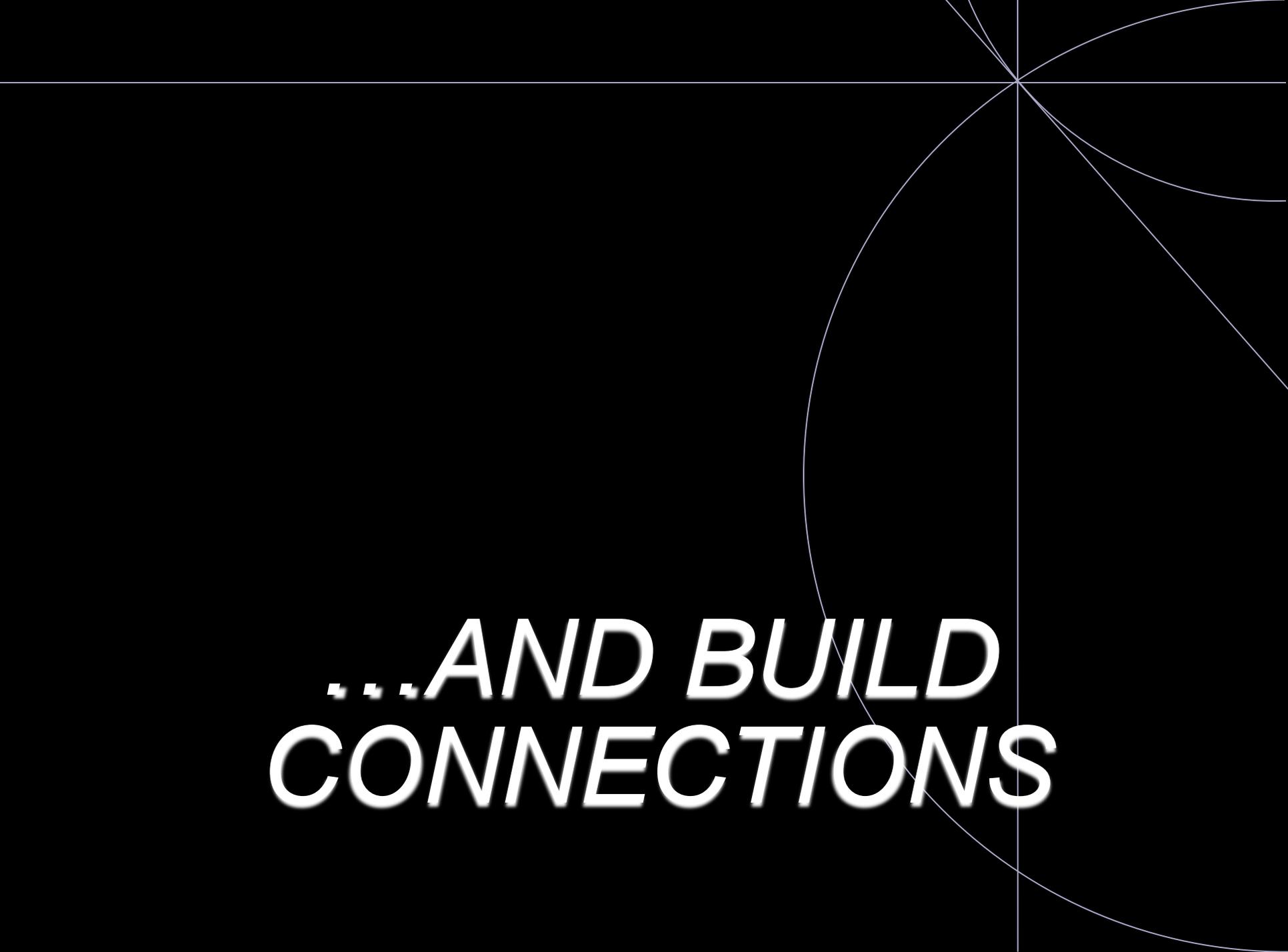


What I'm Talking About...



What I'm Talking About...



The background features a complex geometric pattern of thin white lines. A horizontal line spans the width of the image. A vertical line is positioned on the right side. A large circular arc is centered at the intersection of these two lines. Several other curved lines radiate from the top-right corner, creating a fan-like or orbital pattern.

***...AND BUILD
CONNECTIONS***

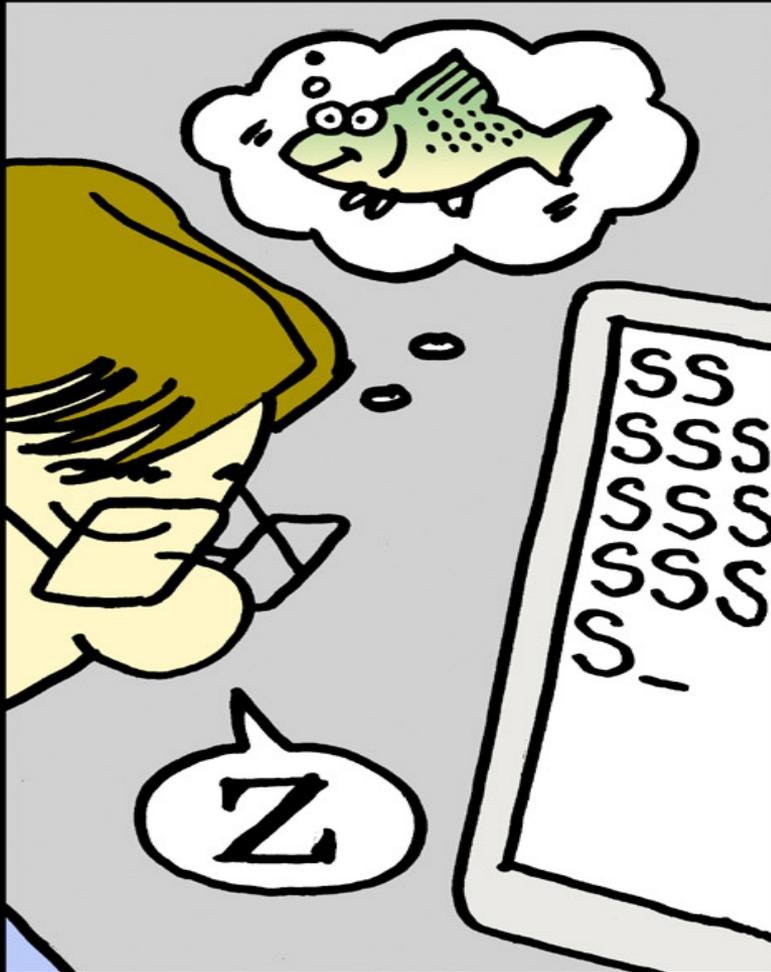
At Work....

economic
development



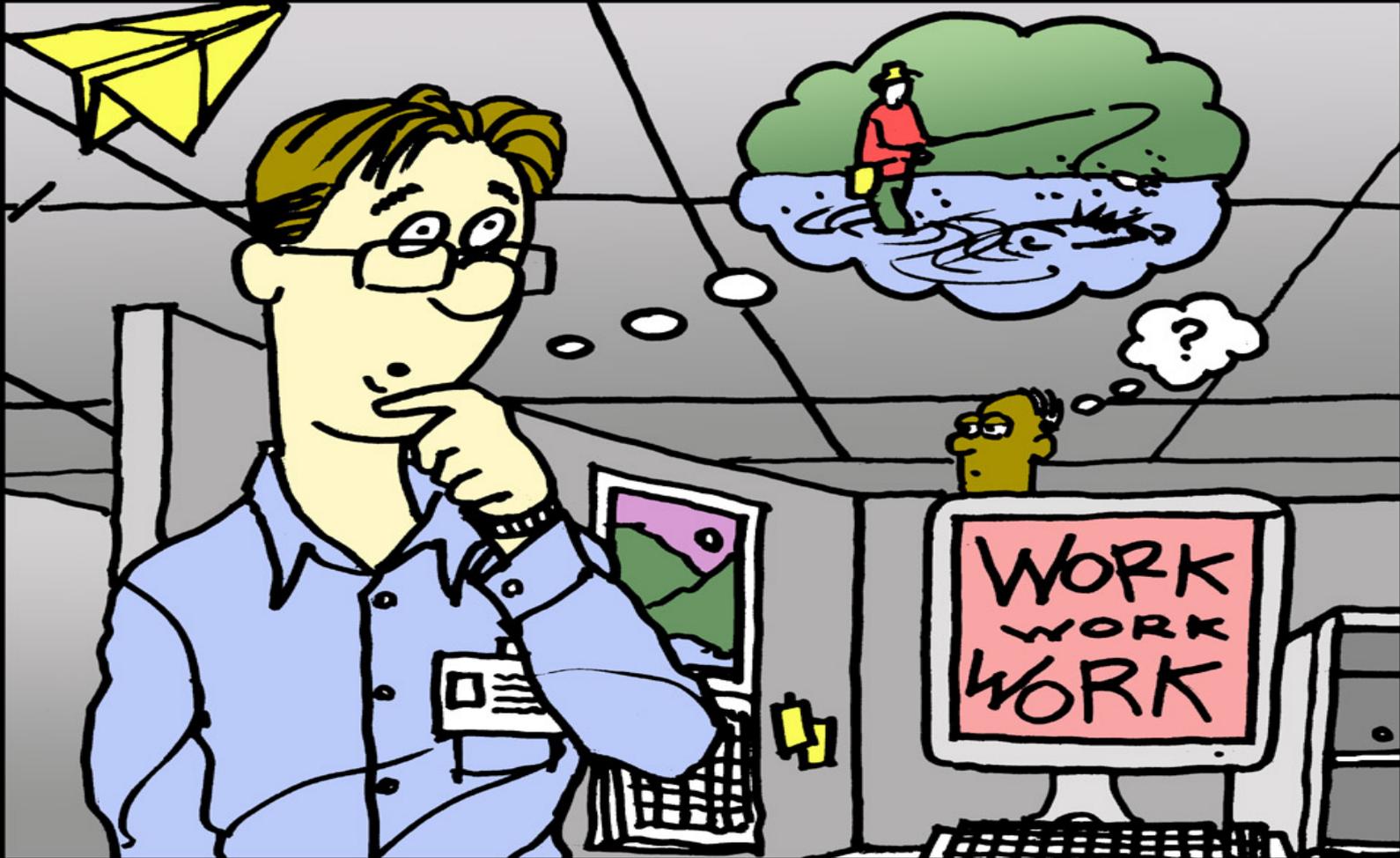
Daydreaming...

economic
development



The Idea Strikes...

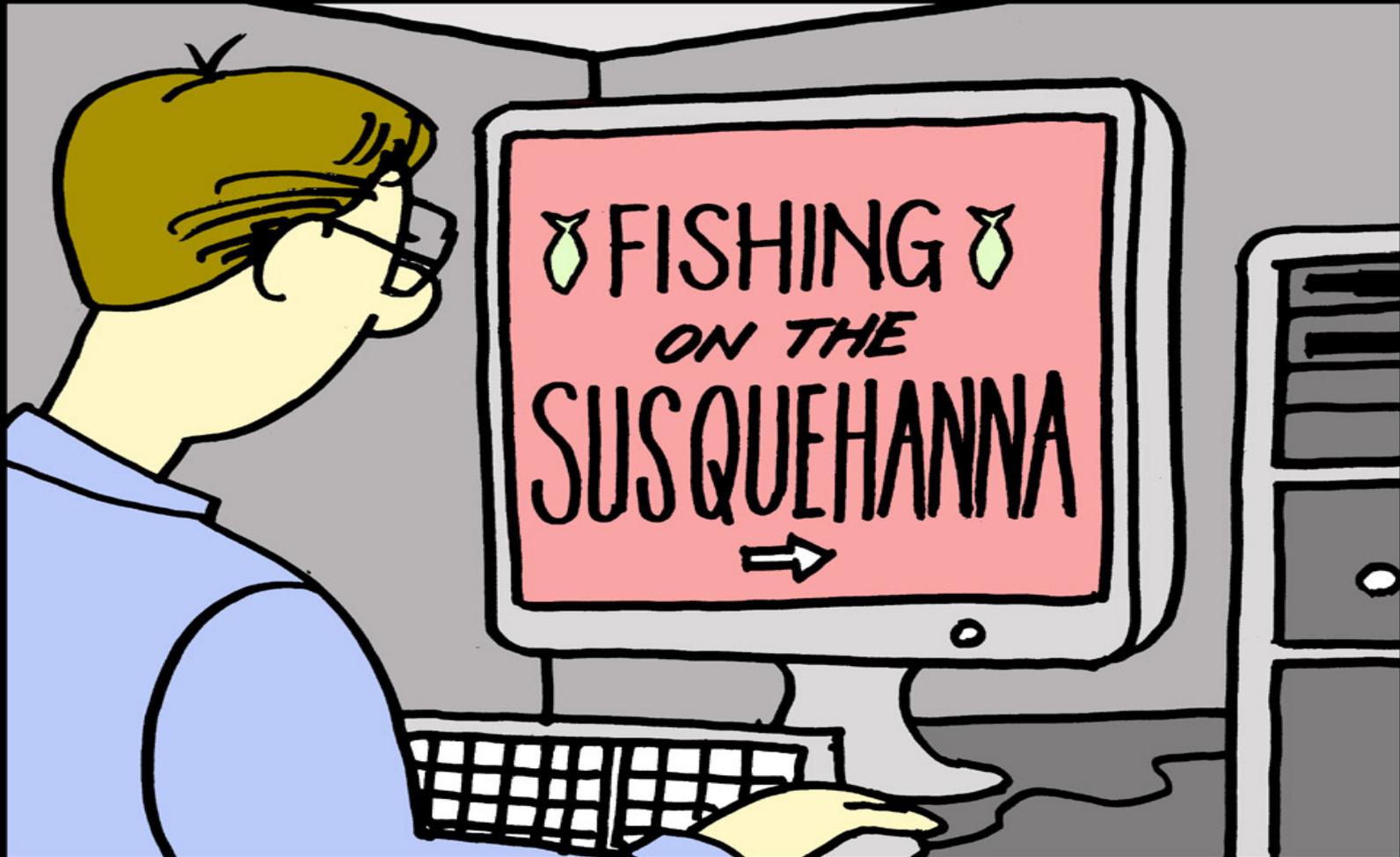
economic
development



Following Through...

(web sites)

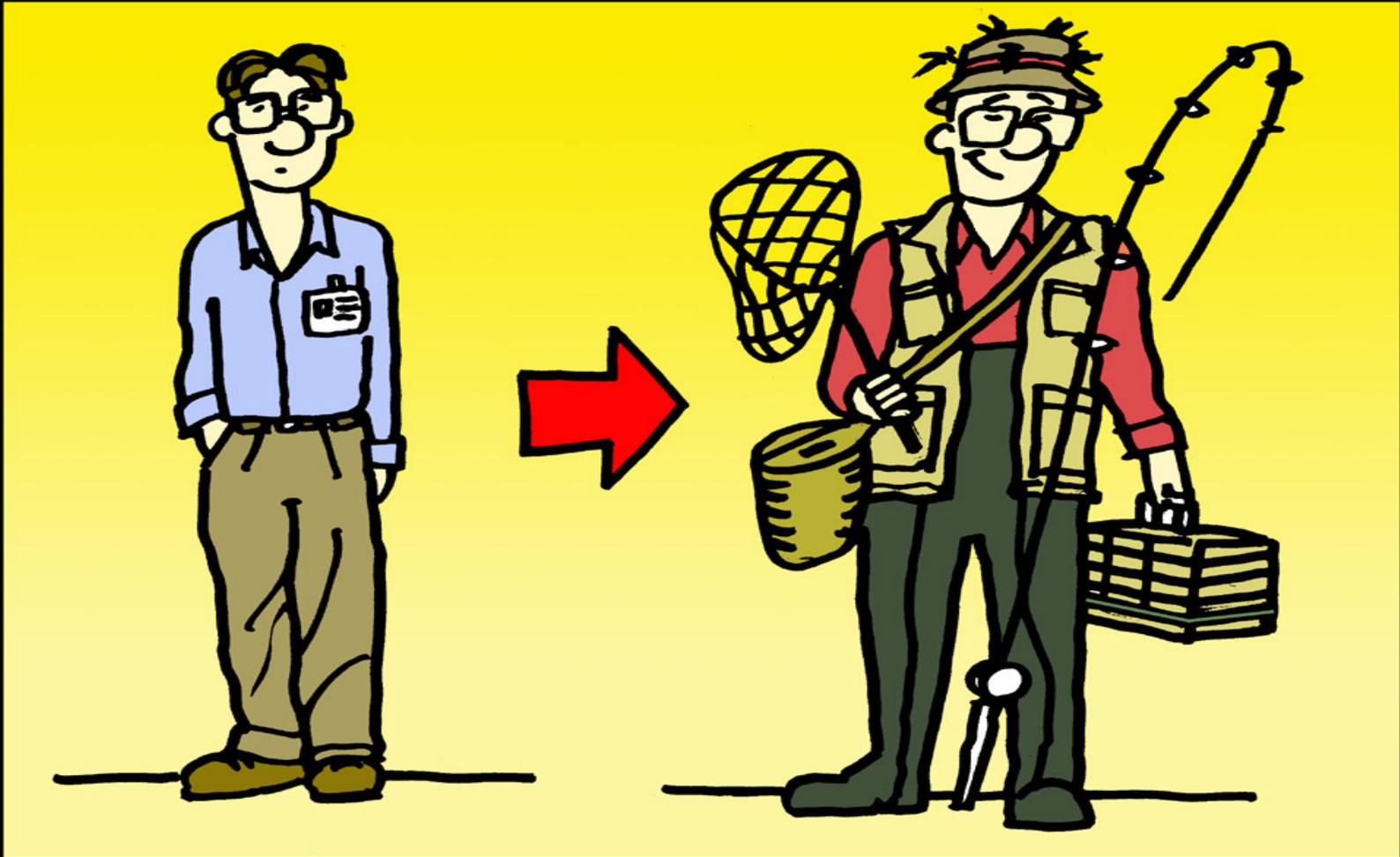
economic
development



The Transformation...

(needs equipment)

economic
development



Shopping For Stuff...

(local merchants)

economic
development



On The Road...

(wayfinding/signage/brochures)

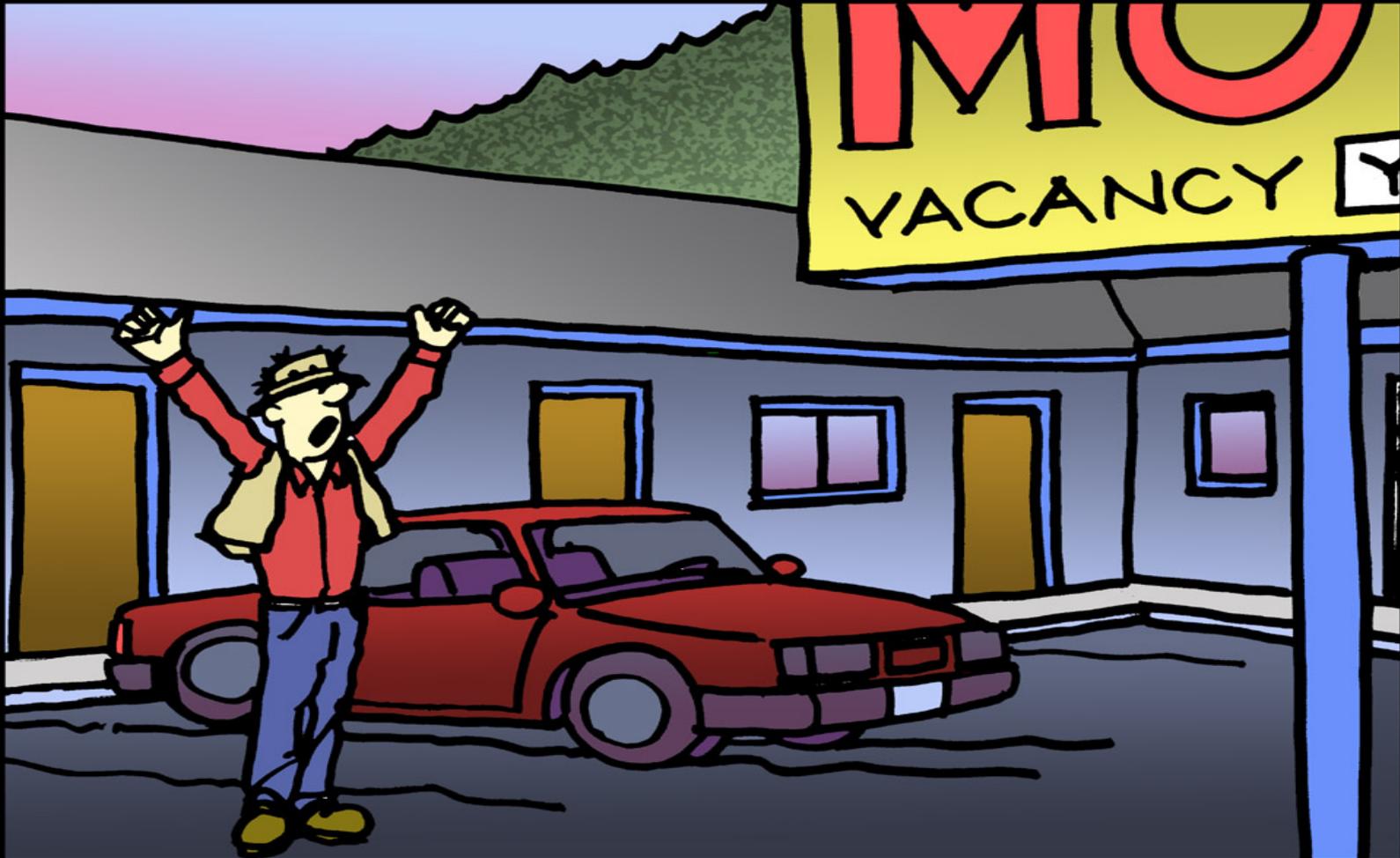
economic
development



Ready For Bed...

(needs accommodations)

economic
development



At The Crack of Dawn...

(needs food)

economic
development



Meeting The Locals...

(hospitality/guides)

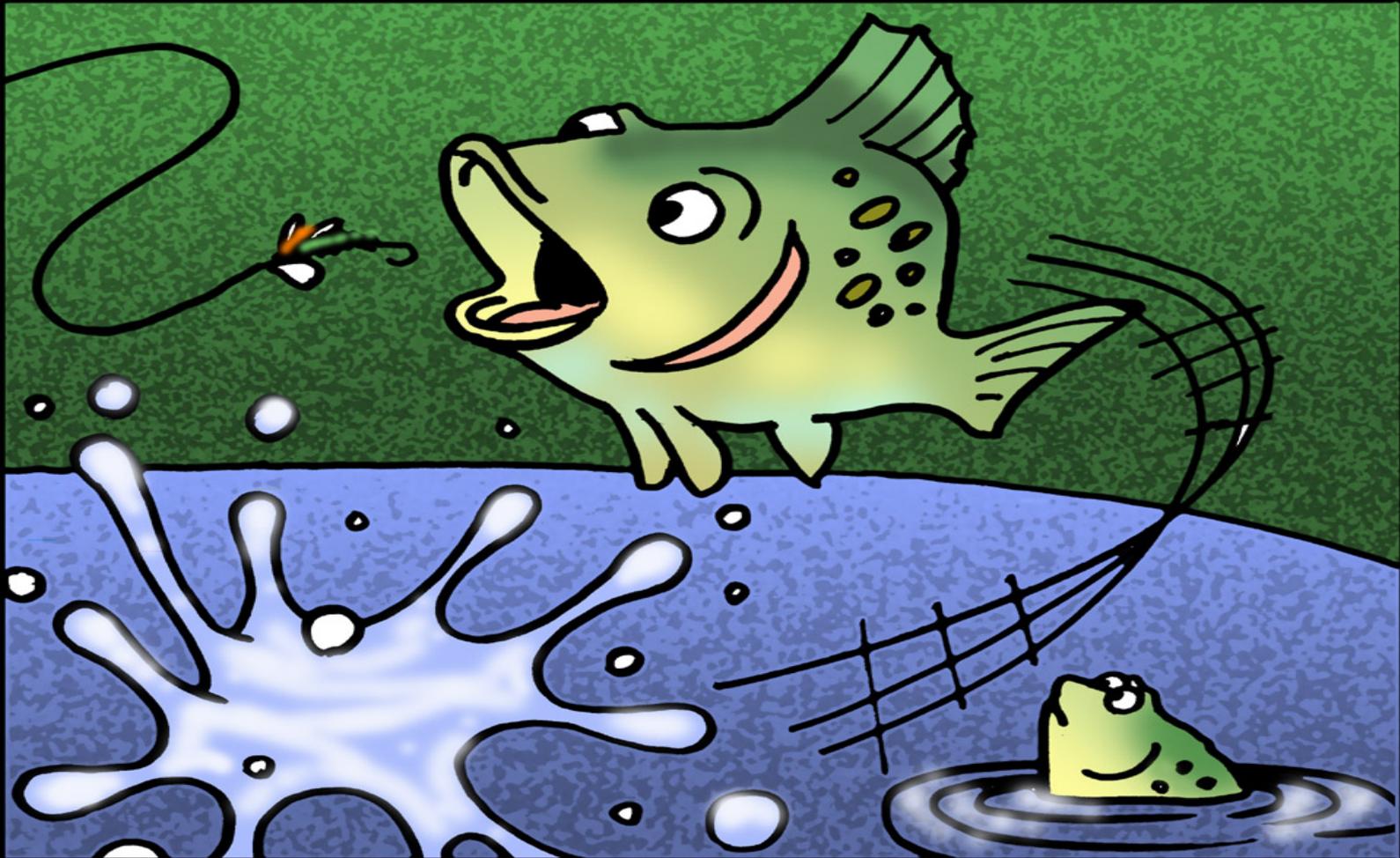
economic
development



The Fish Are Jumpin'...

(what the asset has to offer)

economic
development



Doin' It Right...

(guides/lessons)

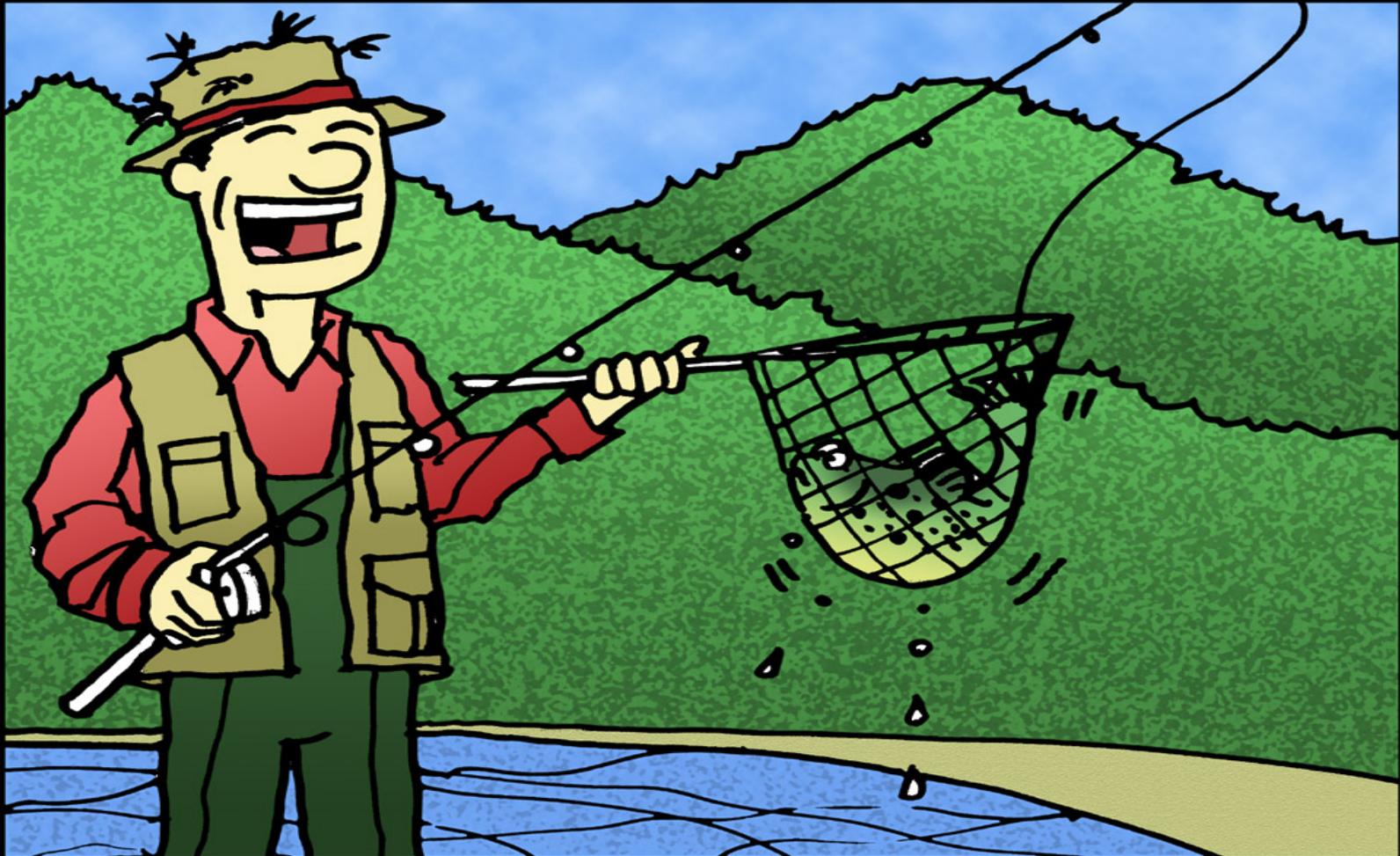
economic
development



Nice Catch...

(a satisfied “customer” - he’ll be back)

economic
development



Shopping the Same Old Places...

economic
development



Big City Prices...

(competitive advantage)

economic
development



Ready For the Road Trip... (opportunity strikes)

economic
development



Checking Out The Possibilities...

(web sites/marketing)

economic
development



Making a Weekend Of It...

(local B&Bs/historic hotels)

economic
development



Getting There...

(signage/wayfinding & scenery)

economic
development



Shopping Makes You Hungry...

(local unique restaurants)

economic development



Maybe We Don't Want to Live
In the Big City Anymore...

economic
development

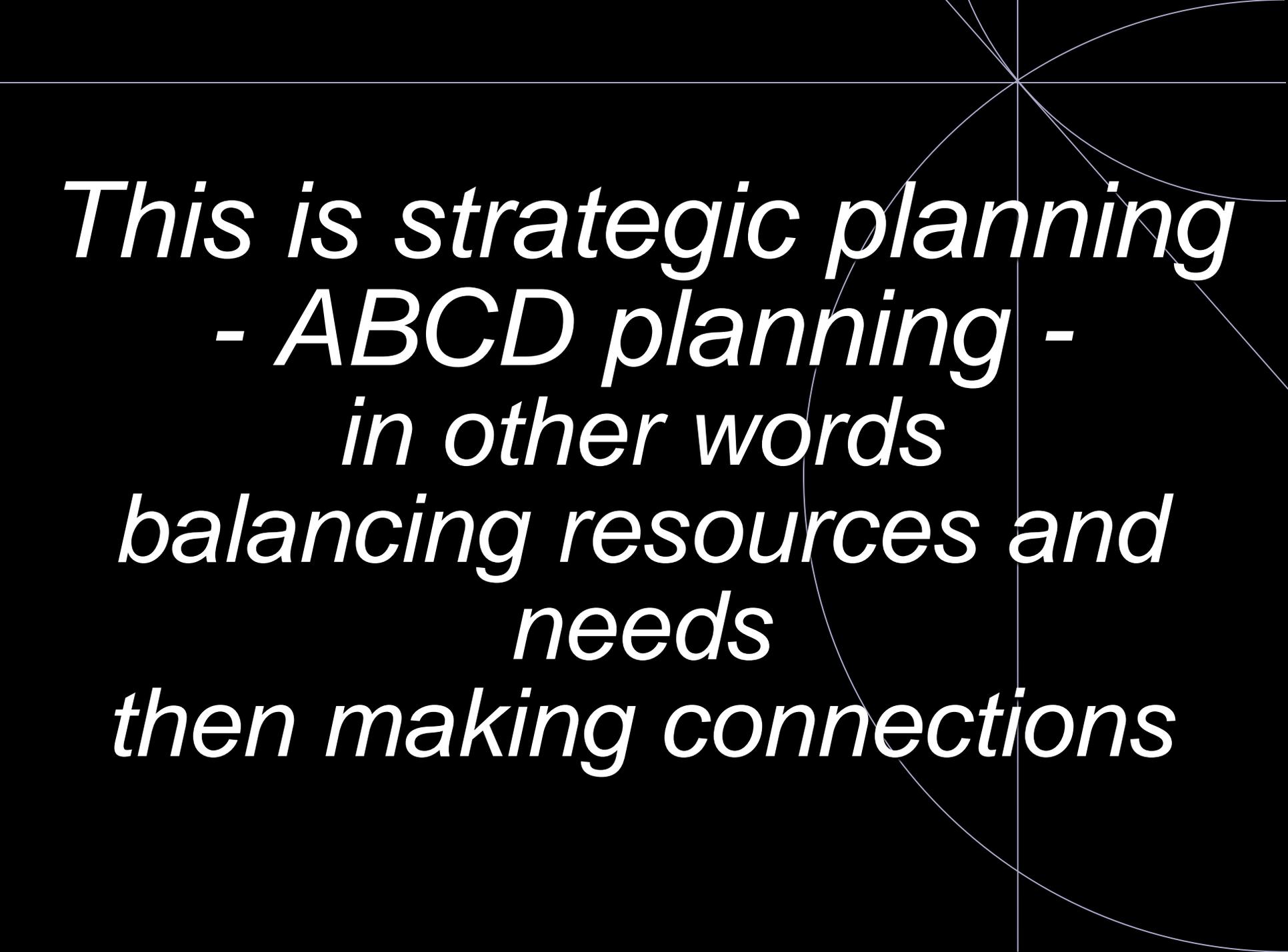


The Perfect Find...

(a satisfied customer - they'll be back)

economic
development





*This is strategic planning
- ABCD planning -
in other words
balancing resources and
needs
then making connections*



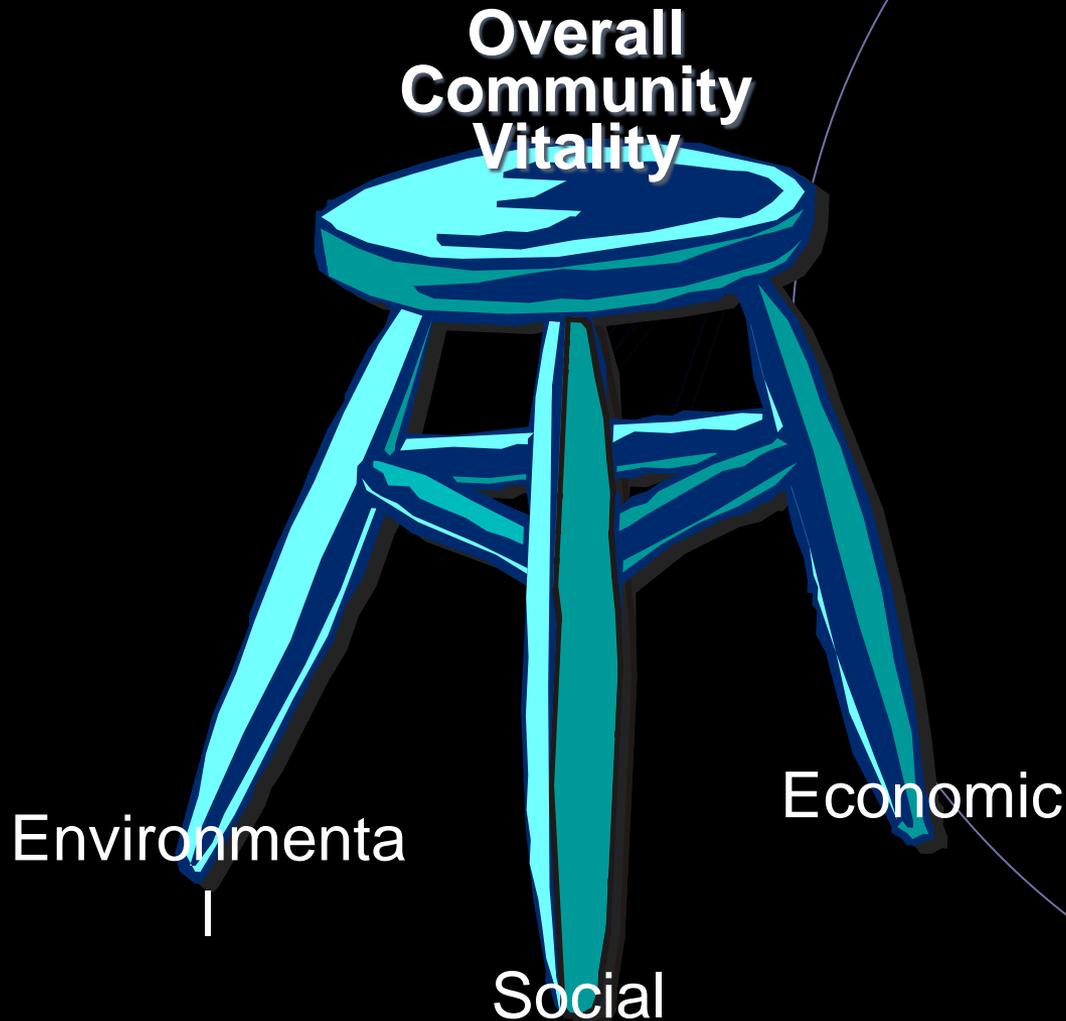
allegheny
county
river

TOWNS

reconnecting with the river



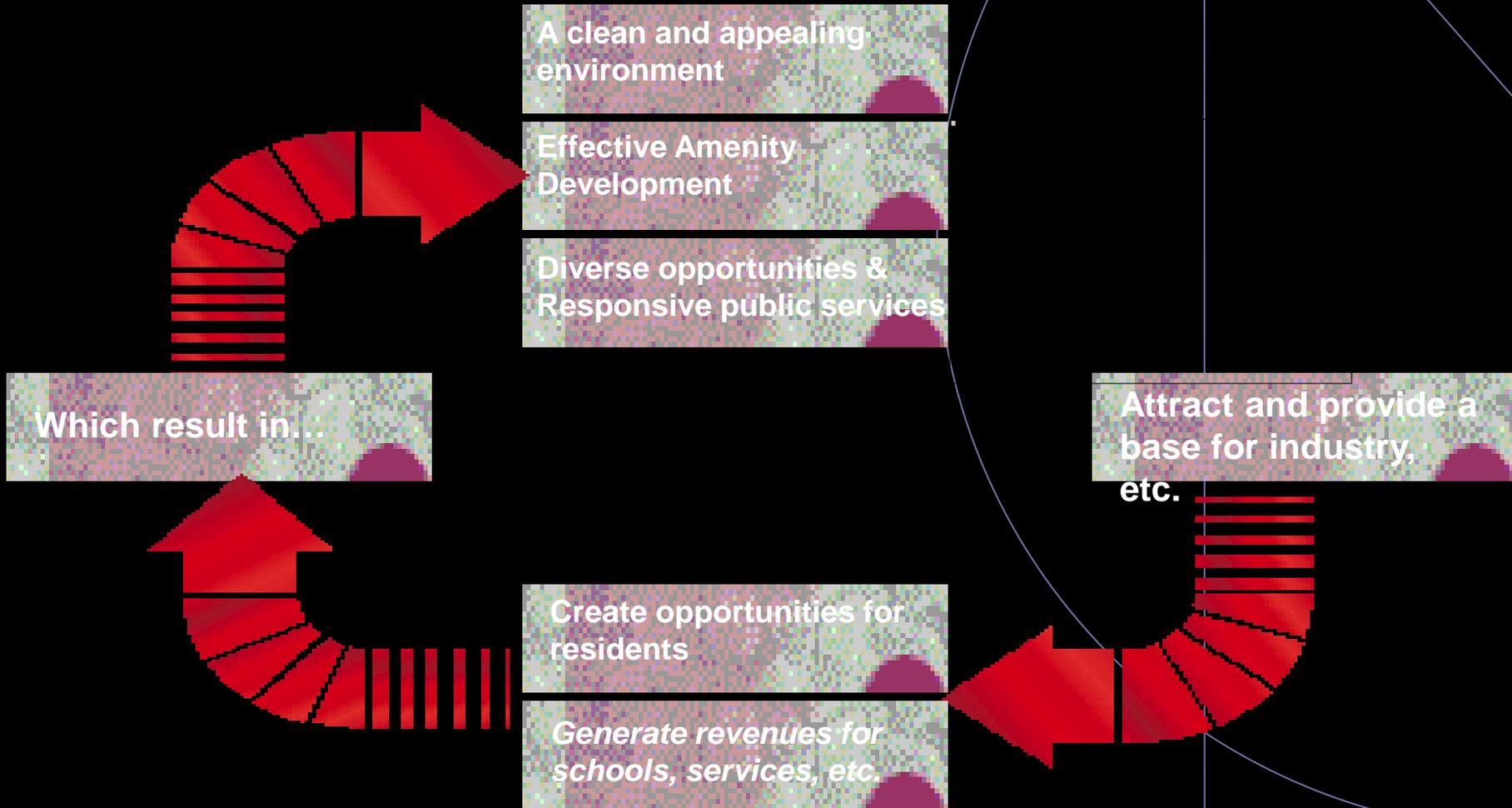
Keeping the Balance...



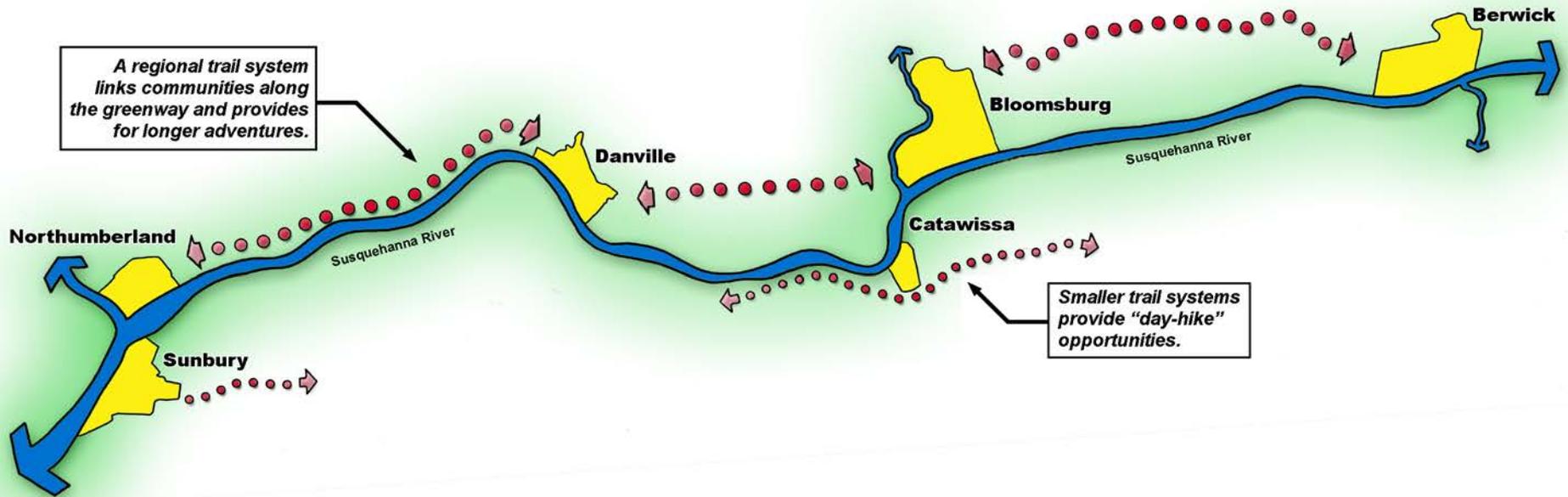
River Town General Principles

- Protect and restore natural river and riverfront features and functions
- Regenerate the riverfront as a community place
- Connections between the river and the community are critical to community vitality
- Ecological goals and economic development goals are mutually beneficial
- Make the process of planning & designing riverfronts broadly participatory

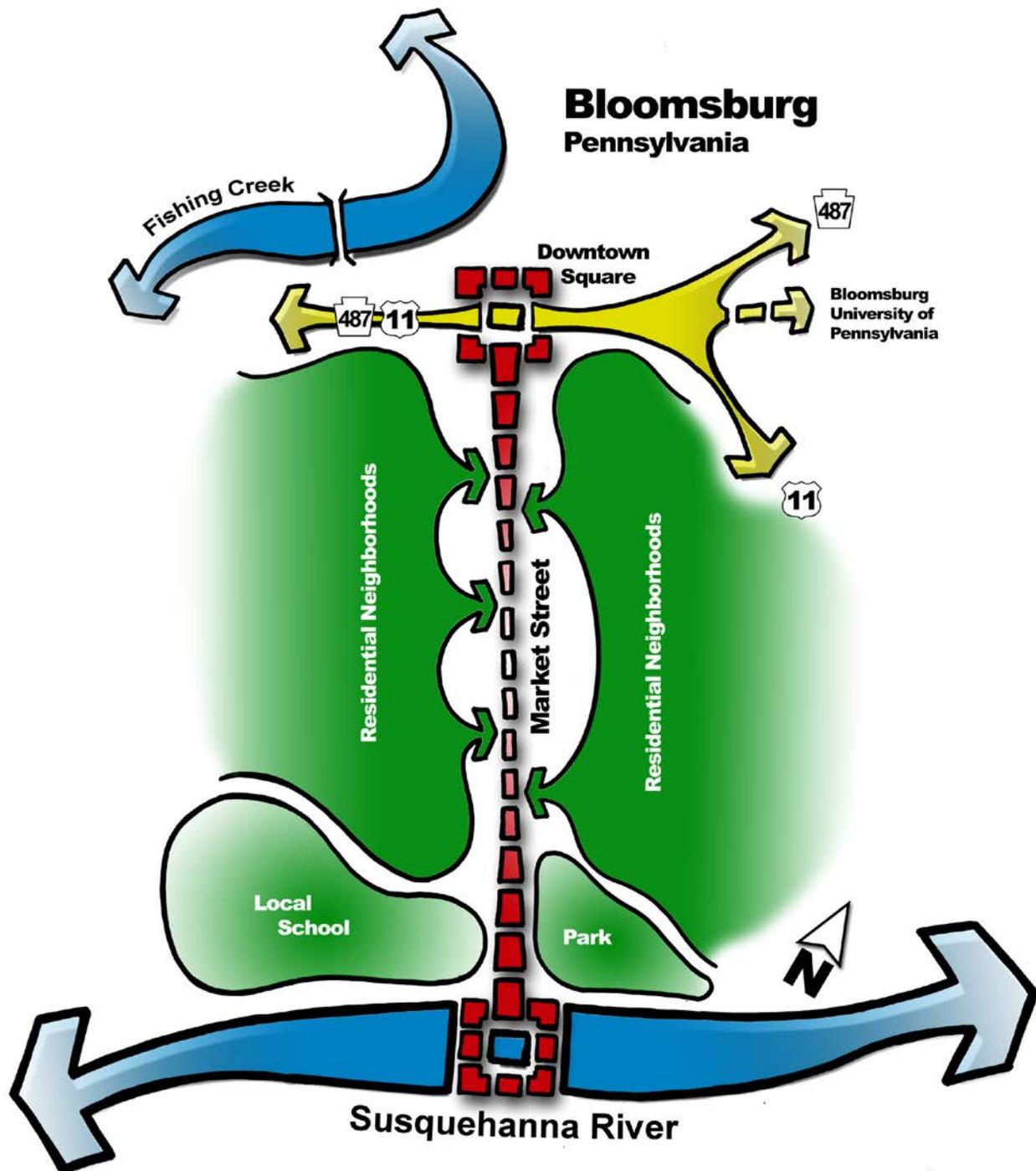
Quality of Life/Economic Development Loop...



String of Pearls Concept

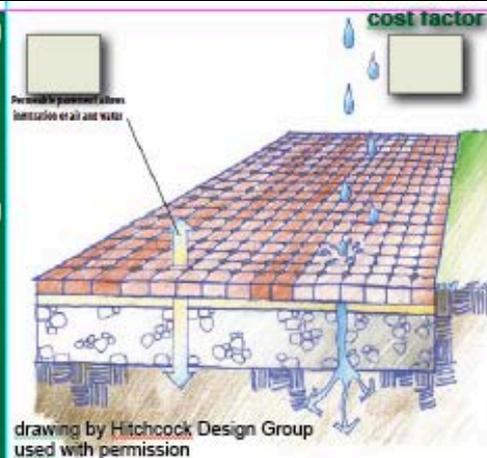


Perpendicular Linkage



Community Response

PERMEABLE PAVEMENT

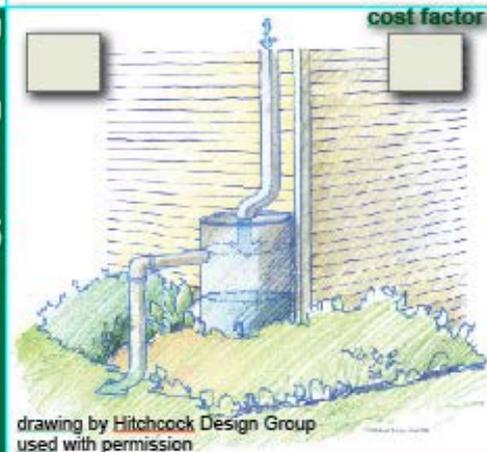


Permeable paving allows rainwater to penetrate through the surface and stone base material and infiltrate into the soil below. It is ideal for small areas of outdoor paving.

Potential Benefits:

- Reduces the rate and quantity of stormwater runoff
- Filters silt, pollutants & debris
- Provides paving options for site specific applications
- Recharges ground water
- Reduces urban heat island effect

RAIN BARREL/CISTERN

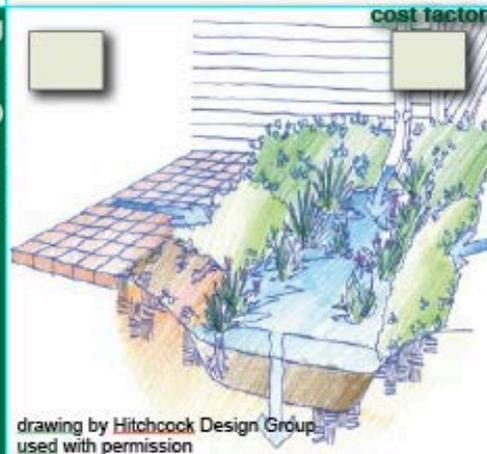


A rain barrel or cistern is a container used to collect and store rainwater from a building roof for various uses including irrigating plants.

Potential Benefits:

- Reduces the quantity of stormwater runoff
- Recycles rain water
- Conserves water
- Can provide water for plant irrigation

RAIN GARDEN

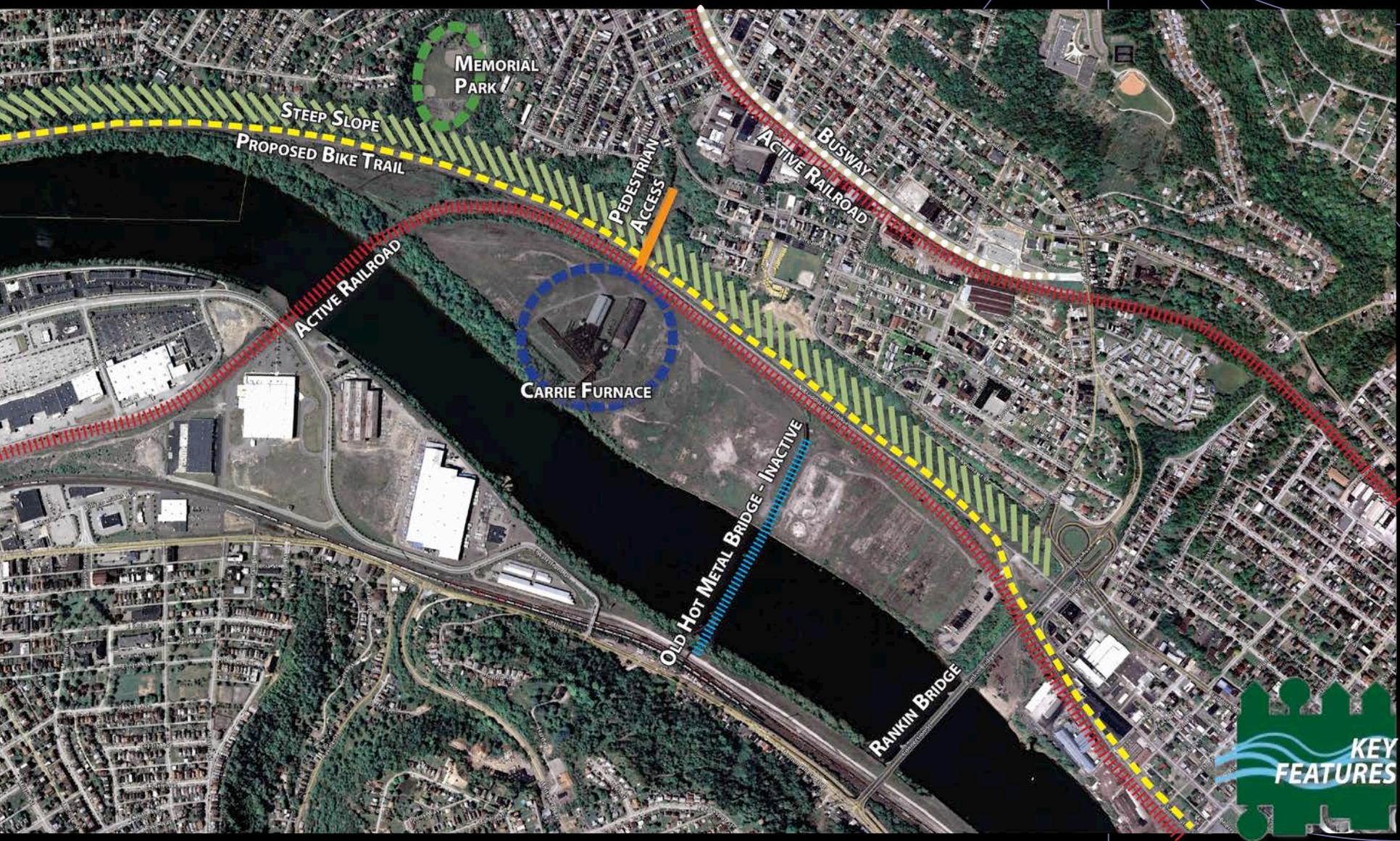


A rain garden is a landscape feature that is planted with native perennial plants used to slow down the stormwater runoff from impervious surfaces (such as roofs, sidewalks, streets and parking lots) and allows it to infiltrate back into the soil.

Potential Benefits:

- Provides an attractive garden area to receive discharge from down spouts
- Filters silt, pollutants & debris
- Reduces the rate and quantity of stormwater runoff
- Recharges ground water
- Can help to reduce localized flooding

Identifying key features...



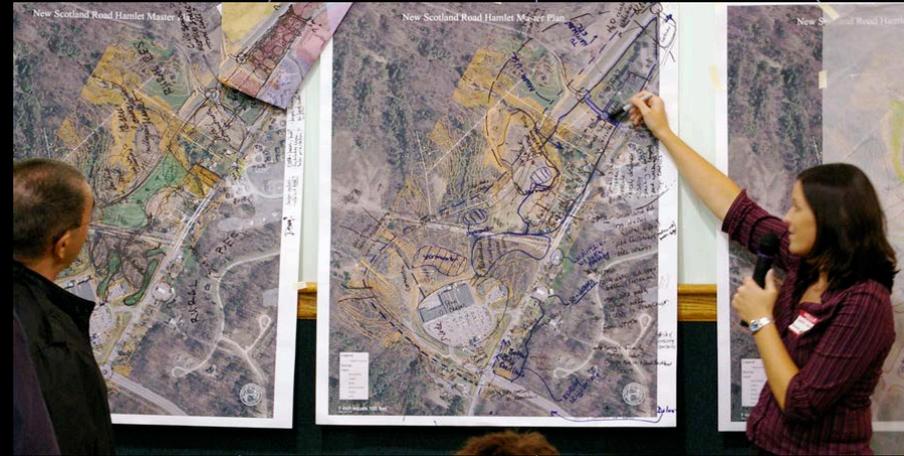
The Charrette



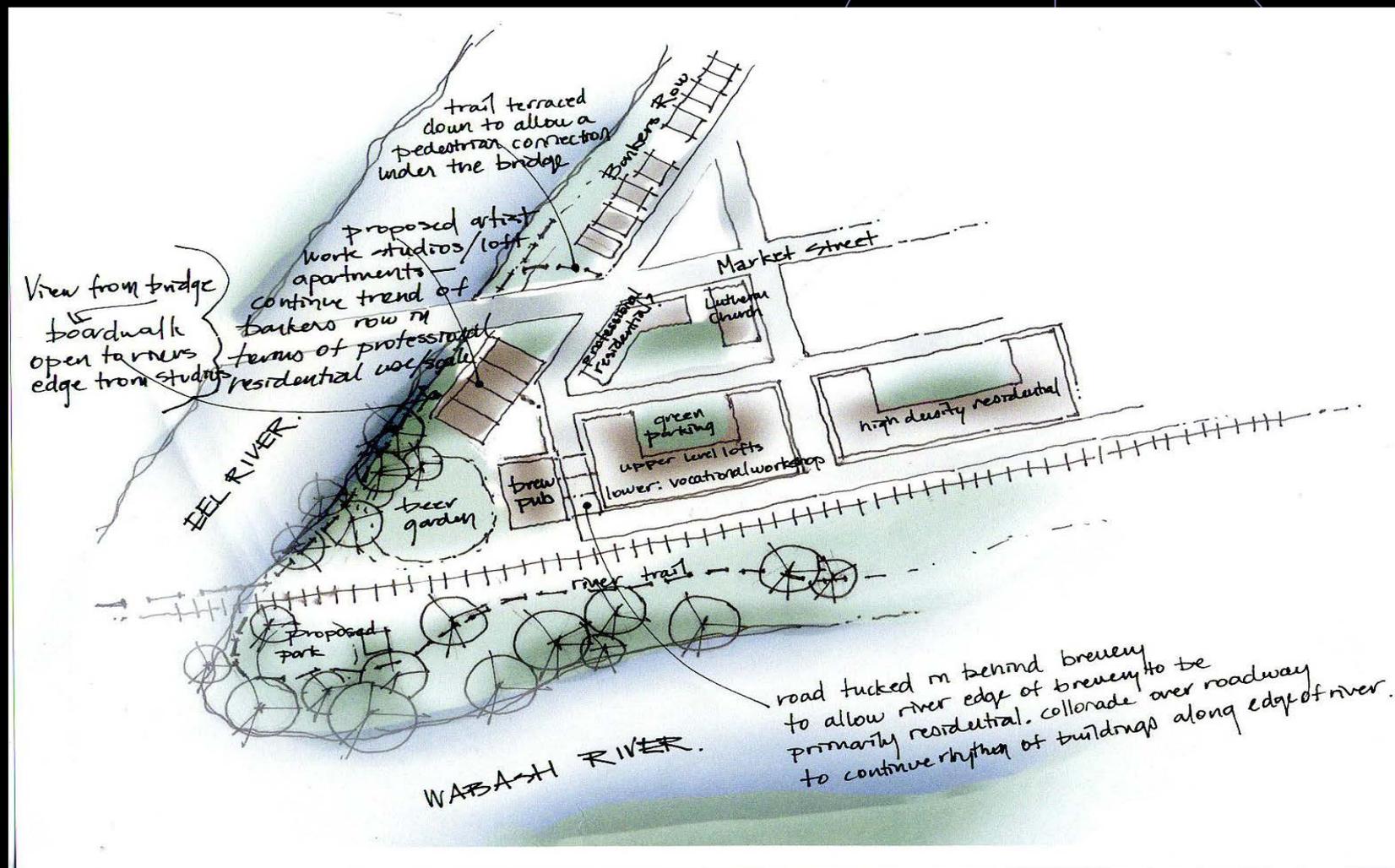
The Charrette



The Charrette

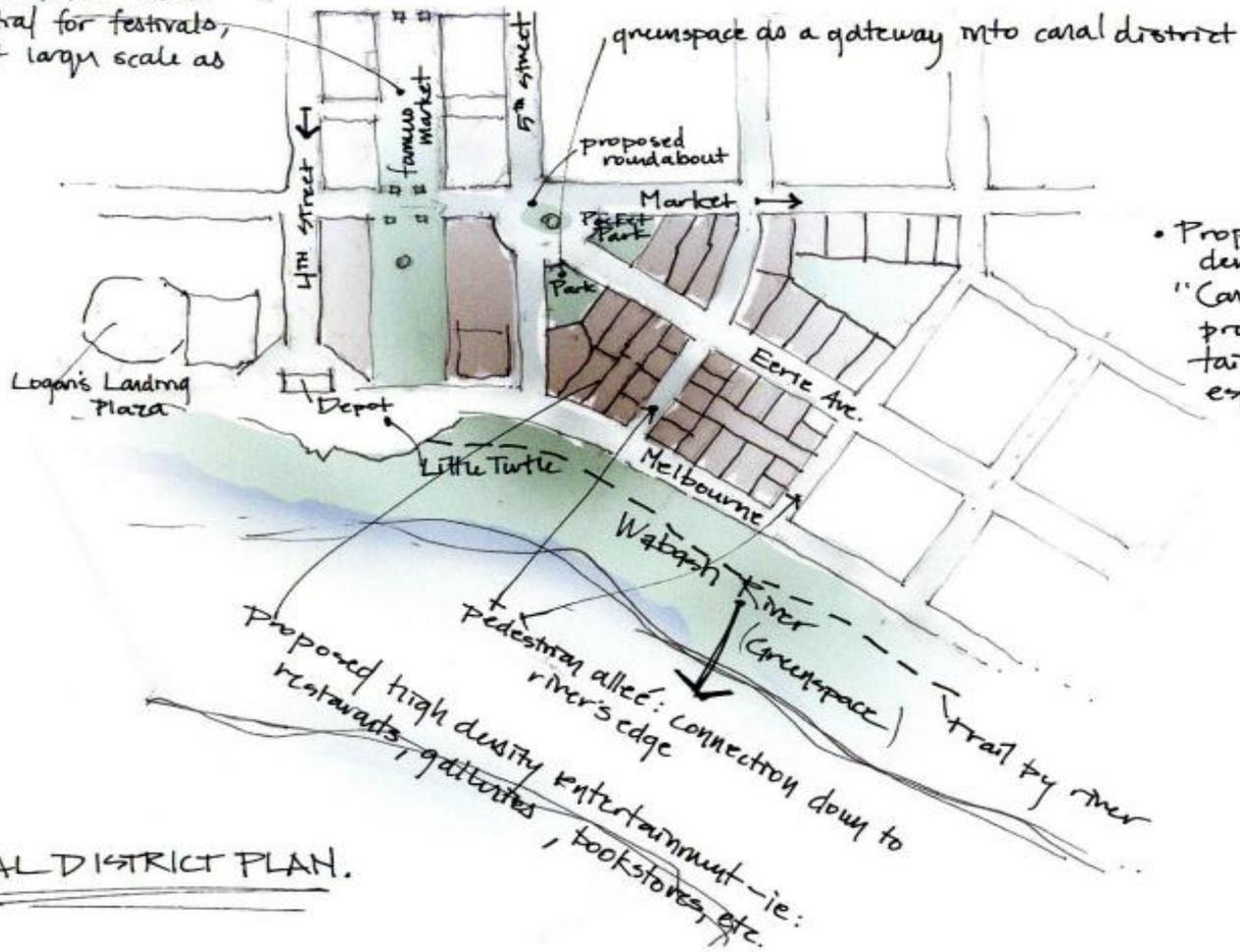


It's not magic - anyone can do it



It's not magic - anyone can do it

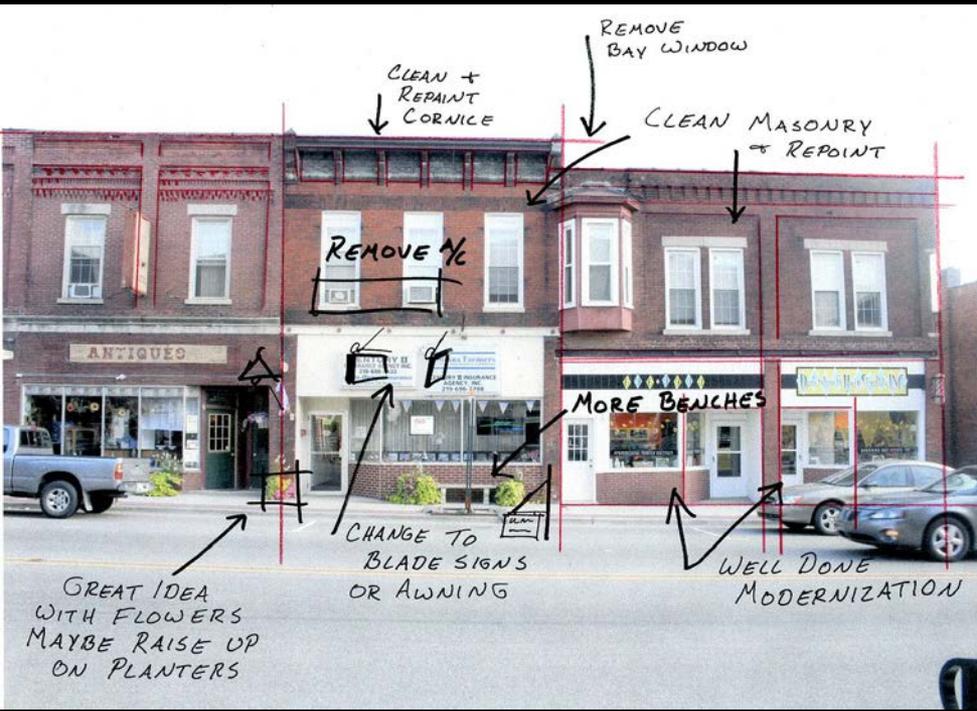
farmers market - allow potential for festivals, etc. at large scale as well.



- Proposed new development of "Canal District" to provide an entertainment venue - esp. for nightlife.

CANAL DISTRICT PLAN.

Run A Visual Diagnostic



And Visualize What Could Be



- Enhance entries to the building.
- Restore doors and windows to their original character.
- Flower boxes add visual interest and color.
- Restore original cornice.
- Awnings provide protection from rain and sun and add color.
- Enhanced corner piece helps define commercial areas from residential.
- Bump-outs at the corner provide for pedestrian safety.
- Accentuate entries to the building.
- Doors and windows should match original character.
- Flower boxes add visual interest and color.
- New articulated façade adds visual character.
- Awnings or overhangs provide protection from rain and sun and add color.
- Integrated signage helps with business identity.
- Accentuate entries to the building.
- Articulate façade to establish visual interest and character.
- Replace upper-floor windows.
- Remove metal fascia and replace with glass or prisms.
- Awnings provide protection from rain and sun and add color.
- Angled parking provides more and easier on-street parking.
- Replace original or similar cornice.
- Flower boxes and large windows create visual interest.
- Replace upper-floor windows.
- Remove fascia and restore original façade.
- Awnings or overhangs provide protection from rain and sun and add color.
- Midblock bump-out with plantings and bench enhances pedestrian scale and comfort.
- Corner bump-outs and parking bays enhance pedestrian safety and make parking easier.
- Replace upper-floor windows.
- Remove overhang and replace with awnings.
- Flower boxes add visual interest and color.
- Awnings or overhangs provide protection from rain and sun and add color.
- Integrated signage helps with business identity.
- Midblock pedestrian access to rear parking.



*The Key:
Visualize the Vision*

The Key: Visualize the Vision



before



after

And get the community involved
right from the beginning



Let THEM do it...



Then give them the tools so THEY can do it

Guidelines: Downtown Improvement



- Passive Amenity Island*
- pedestrian seating/rest area
 - shade/comfort
 - vegetation
 - mail/trash containers

- Shop Outdoor Spaces*
- special displays
 - event displays
 - awnings

- Alley Improvement*
- lighting
 - pedestrian walkway
 - link to neighborhood/parking
 - alley activities

- Business Entry*
- display area
 - customer parking
 - lighting
 - awnings

- Active Amenity Island*
- outdoor eating space
 - vegetation
 - street furniture

Guidelines: Streetscape

Architectural Compatibility: Streetscape

Streetscapes assist with attracting new residents, businesses, and visitors to the heart of the community. With careful implementation, a quality streetscape Design Guidelines will help to create more safe public spaces and generating a greater sense of community pride.

The streetscape recommendations noted are also a conscious effort to a distill 's historic character and provide a generally functional and common-sense approach to this most visible of public spaces. It's important to avoid developing a standardized, theme park-like set of improvements.

A good streetscape will balance old and new, embracing consistency with diversity as a general approach rather than a simple 'beautification' and homogenization.

The term 'streetscape' typically refers to exterior public spaces located between street curbs and building facades. Inclusion of pedestrian crosswalks and traffic calming measures located within vehicular spaces are exceptions to this definition.



A diverse streetscape celebrates the uniqueness of the community



Simple streetscape elements such as flower boxes can add color and visual interest. Clocks and textured paving adds character.

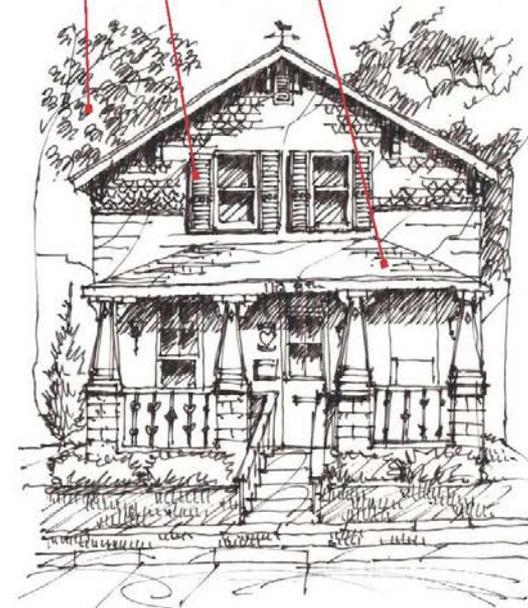
Guidelines: Building Rehab.

Rehabilitation Example: General

Enhanced landscaping, such as the deciduous trees shown here help keep the home cooler in summer and warmer in the winter.

By replacing elements which have been lost over time, the building becomes more attractive, efficient and serviceable, without adding too much to the tax burden of a home. Examples of this type of improvement would be appropriate new windows, doors, and shutters.

Larger elements can be added which drastically effect the resale value of a home, again without adding too much to the tax burden; examples of this type of change include replacing the missing porch, or replacing/repainting the damaged siding.



Guidelines: Funding Programs

Community Focus Fund Planning Grant

This program is similar to the one above, but is solely for feasibility planning. Typical eligible planning activities include feasibility studies, preliminary engineering reports (PERs), project plans, redevelopment plans, environmental reviews and assessments, and site control, for issues such as infrastructure in support of affordable housing, land use, economic development, downtown revitalization, wetlands management, utilities, and historic preservation. Community Revitalization Enhancement District Designation as a CReED district brings with it tax credits. A 25% credit is given to taxpayers who rehabilitate property in the district that is an obstacle to redevelopment. <http://www.in.gov/doc/publications/PDFs/BusinessAssistGuide01a.pdf>

Dinosaur Building Tax Credit

This program is designed to recover industrial buildings or other structures that have been 75% vacant for 2 years with over 30,000 square feet of floor space. Tax credits are awarded based on designation to the community or county based on an adaptive re-use plan. The amount of the credit depends on the age. http://www.in.gov/doc/communities/dino_tax_credit.html

Historic Preservation Fund

This grant program is administered by the Department of Natural Resources' Division of Historic Preservation and Archaeology. Municipal governments, educational institutions and not-for-profits are eligible for grants distributed yearly from federal funds. Categories include architectural and historical projects, archaeology projects, and acquisition and development projects. <http://www.in.gov/dnr/historic/grants.html#hpf>

Hometown Indiana

The preservation component of this grant is administered by the Division of Historic Preservation and Archaeology. It is part a larger grant which includes the parks service and reclamation. By statute, appropriated Hometown funds are divided according to the following ratios: 70% for park projects, 10% for forestry projects, and 20% for preservation projects. It is biannually awarded for the purpose of rehabilitating state register-listed resources. <http://www.in.gov/dnr/historic/grants.html#hometown>

Indiana Advanced Energy Technology Program

This program was established to stimulate the creation of high tech manufacturing. Main criteria include energy efficiency of the production process or contribution of the products to enhancing energy efficiency. It also emphasizes new development as opposed to existing products already on the market. It is administered by the Office of Energy and Recycling. http://www.in.gov/doc/businesses/PDFs/AETP_Guidelines.doc

Individual Development Account

This program matches every \$1 an individual deposits in the account with up to \$3 for higher education or job training, purchase of or payments on a home, start-up or expansion costs for a business, or a family college savings account. Not-for-profit organizations serve as trustees for the individuals in the program. http://www.in.gov/doc/communities/indiv_index.html

Development Code

Article Three – Zoning District Intent, Uses & Standards

R2 Residential District

3.5 R2 District Intent, Permitted Uses, Special Uses & Conditional Uses

<p>District Intent</p> <p>The “R2” District is intended to provide for the development of medium-sized single-family detached homes on medium-sized lots. The provisions that regulate this land use district should provide for the development of medium density residential neighborhoods. Walkerton’s Plan Commission and Board of Zoning Appeals should strive to integrate this type of neighborhood with lower and higher density residential developments and neighborhood-serving commercial facilities. This district should be protected from conflicting land uses and be located in proximity to “sc” districts in a way that does not inhibit farming practices. The Plan Commission and Board of Zoning Appeals should strive to promote an average net density of 2.5 to 4.0 dwelling units per acre community-wide in the “R2” district.</p>	<p>Permitted Uses</p> <p>Residential Uses</p> <ul style="list-style-type: none"> single-family detached manufactured home (type I) child/day-care home home occupation (type I) <p>Institutional/Public Uses</p> <ul style="list-style-type: none"> nature preserve passive recreation trail Parks and playgrounds Public structures and uses in accord with the intent of this district 	<p>Special Uses</p> <p>Residential Uses</p> <ul style="list-style-type: none"> two family, Semi-detached row or county housed dwellings multi-family dwelling assisted living retirement facility nursing home residential facility for developmentally disabled/mentally ill home occupation (type II) bed and breakfast facility <p>Institutional/Public Uses</p> <ul style="list-style-type: none"> parks and recreation uses institutional uses (small-scale) educational institutions police, fire, or rescue station church or other place of worship government office/facility school (K-12) charitable uses <p>Communication/Utilities</p> <ul style="list-style-type: none"> local commercial utility substation public well field/pumphouse water tower wireless telecommunications facility/tower
<p>Conditional Uses</p> <p>Uses not specifically described as Permitted or Special Uses may be granted Conditional Use if there is no adverse impact on the property of that of the neighboring properties within 500 feet and there are no objections from a majority of the neighboring property owners.</p>		

Use Notes and Subdivision Specifications

- The Use Matrix at the end of this Article provides detailed use listings.
- The flood hazard provisions of this Code shall apply to all districts as specified in Article 6, Section 6.10.
- The Corridor Development Overlay District shall apply as specified in Article 4 of this Code.
- Any district may be rezoned to “PD” (Planned Unit Development) as specified in the Subdivision section of this Code.
- The subdivision of land in this district shall be consistent with the specifications of the Walkerton Subdivision Control Code.

Article Three – Zoning District Intent, Uses & Standards

R2 Residential District

3.6 R2 District Standards

<p>Lot Disposition</p> <p>Lot Area >22,000 sq. ft. Lot Width 100' min Lot Coverage 65% max Lot Frontage 70% lot width min</p>																																																										
<p>Building Disposition</p> <p>Primary Structure</p> <p>Front Setback (adjacent to): Arterial 50', Collector 40', Local Rd. 30' Side Setback 30' each side Rear Setback 30' min Living Area 800 sq ft</p>																																																										
<p>Lot Area/Unit 5,000 sq ft min, 8,000 sq ft max</p>																																																										
<p>Wells (if applicable) Installed >50' inside property line</p>																																																										
<p>Connection to Sewer & Water If possible, lot area depends on sanitary type</p>																																																										
<p>Common Open Space 10% usable min.</p>																																																										
<p>Accessory Structure</p> <p>Side Setback 5' min Rear Setback 25' min</p>																																																										
<p>Structures</p> <p>Number of Structures Primary >50 setback 1 Accessory for well ≤5</p>																																																										
<p>Structure Heights</p> <p>Primary 2 stories/ 45' max. Accessory 2 stories/ 25' max.</p>																																																										
<p>All agriculture related structures are exempt. All telecommunication facilities shall conform to the requirements of Article 6</p>																																																										
<p>Parking</p> <p>Spaces Required 2/residential unit Configuration behind front setback</p>																																																										
<p>Other Issues</p> <p>Must use public water and sewer, or approved private well and septic systems.</p>																																																										
<p>Additional Development Standards That Apply</p> <table border="1"> <tr> <td>Lot, Yard, and Density (LY)</td> <td>LY-01</td> <td>Telecom. Facilities (TF)</td> <td>TF-01</td> </tr> <tr> <td>Height (HT)</td> <td>HT-01</td> <td></td> <td>TF-02</td> </tr> <tr> <td>Accessory Structure (AS)</td> <td>AS-01</td> <td>Farm Animal (FA)</td> <td>FA-01</td> </tr> <tr> <td></td> <td>AS-02</td> <td></td> <td>FA-02</td> </tr> <tr> <td>Buffer Yard (BY)</td> <td>BY-01</td> <td>Mobile/Mfg. Home (MS)</td> <td>MS-01</td> </tr> <tr> <td>Environmental (EN)</td> <td>EN-01</td> <td>Temporary Uses (TU)</td> <td>TU-01</td> </tr> <tr> <td>Flood Hazard Area (FH)</td> <td>FH-01</td> <td></td> <td>TU-02</td> </tr> <tr> <td>Parking (PK)</td> <td>PK-01</td> <td>Fences and Walls (FW)</td> <td>FW-01</td> </tr> <tr> <td></td> <td>PK-05</td> <td></td> <td>FW-03</td> </tr> <tr> <td>Entrances/Drives (ED)</td> <td>ED-01</td> <td>Seasonal Housing (SH)</td> <td>SH-01</td> </tr> <tr> <td></td> <td>ED-02</td> <td>Outdoor Lighting (OL)</td> <td>OL-01</td> </tr> <tr> <td>Sight Visibility (SV)</td> <td>SV-01</td> <td>General Signs (GS)</td> <td>GS-01</td> </tr> <tr> <td>Home Occupation (HO)</td> <td>HO-01</td> <td>Temporary Signs (TS)</td> <td>TS-01</td> </tr> <tr> <td></td> <td></td> <td>Permanent Signs (PS)</td> <td>PS-01</td> </tr> </table>			Lot, Yard, and Density (LY)	LY-01	Telecom. Facilities (TF)	TF-01	Height (HT)	HT-01		TF-02	Accessory Structure (AS)	AS-01	Farm Animal (FA)	FA-01		AS-02		FA-02	Buffer Yard (BY)	BY-01	Mobile/Mfg. Home (MS)	MS-01	Environmental (EN)	EN-01	Temporary Uses (TU)	TU-01	Flood Hazard Area (FH)	FH-01		TU-02	Parking (PK)	PK-01	Fences and Walls (FW)	FW-01		PK-05		FW-03	Entrances/Drives (ED)	ED-01	Seasonal Housing (SH)	SH-01		ED-02	Outdoor Lighting (OL)	OL-01	Sight Visibility (SV)	SV-01	General Signs (GS)	GS-01	Home Occupation (HO)	HO-01	Temporary Signs (TS)	TS-01			Permanent Signs (PS)	PS-01
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What it looks like...



What it looks like...



What it looks like...



What it looks like...



What it looks like...



What it looks like...



What it looks like...



What it looks like...



What it looks like...



Implement

- Put up, or shut up
- Stay focused
- Stick to the plan
- Nurture enthusiasm
- Turn no's to maybe's & maybe's to yes's

Words To Live By...

- Just because you can doesn't mean you should
- You're exactly right.
 - If you think you can do it - **YOU CAN**
 - If you think it won't happen - **IT WON'T**

Amish Incubator:



- Unique Resource
- Opportunity
- Need

An Example...



- Resource based
- Need driven
- Commercial & Agricultural cooperation

Farmland Grain Elevator

The catalyst



Farmland: Capitalizing on the opportunity



Welcome To Farmland...



The Farmland Community Workshop & Charrette

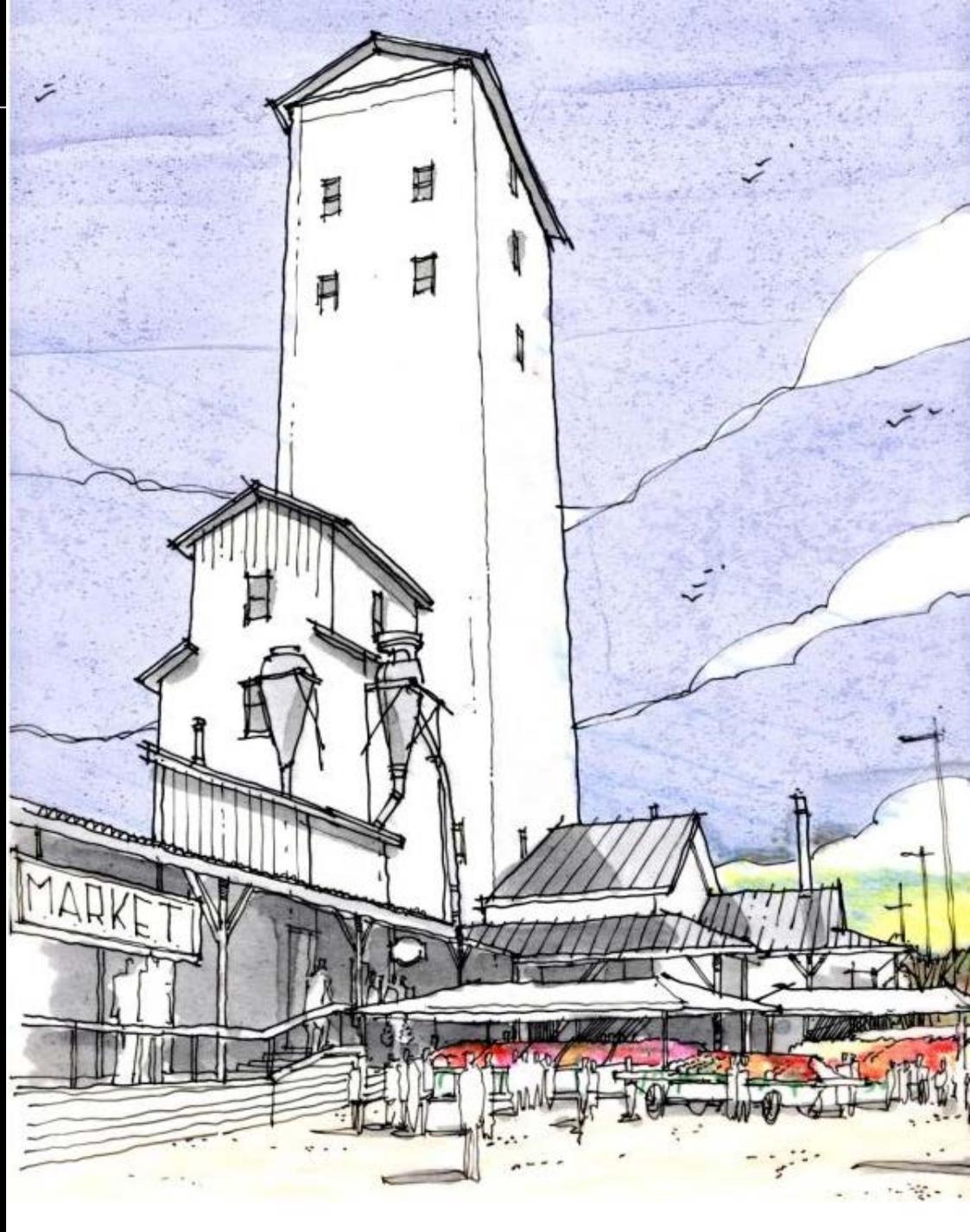


Farmland Grain Elevator



Farmland Grain Elevator

During the day:
Farmer's Market



Farmland Grain Elevator

And at night:
Farmer's
Market &
Community
Marketplace
When the
community is
home...



Farmland Grain Elevator

In the winter:
Community
Christmas Tree &
Ice Skating

Hot Chocolate &
Coffee next door
and across the
street



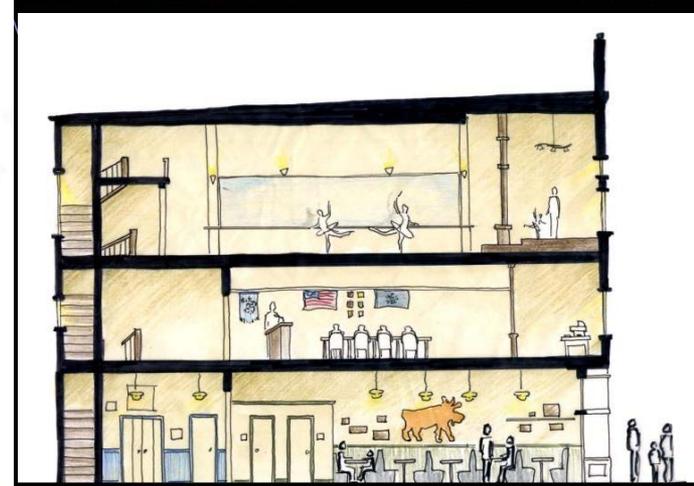
Farmland Grain Elevator: As A Catalyst



Farmland: The Chocolate Moose



Farmland: The Chocolate Moose



Farmland: A Little Fix-Up/Clean-Up



Farmland: A Little Fix-Up/Clean-Up



Farmland: A Little Fix-Up/Clean-Up



Farmland: A Little Fix-Up/Clean-Up



Farmland: Compatible Adaptive Re-Use



Farmland: Compatible Adaptive Re-Use



Farmland: Facade Enhancement



Farmland: Facade Enhancement



Farmland: Site Enhancement & Infill



Farmland: Site Enhancement & Infill



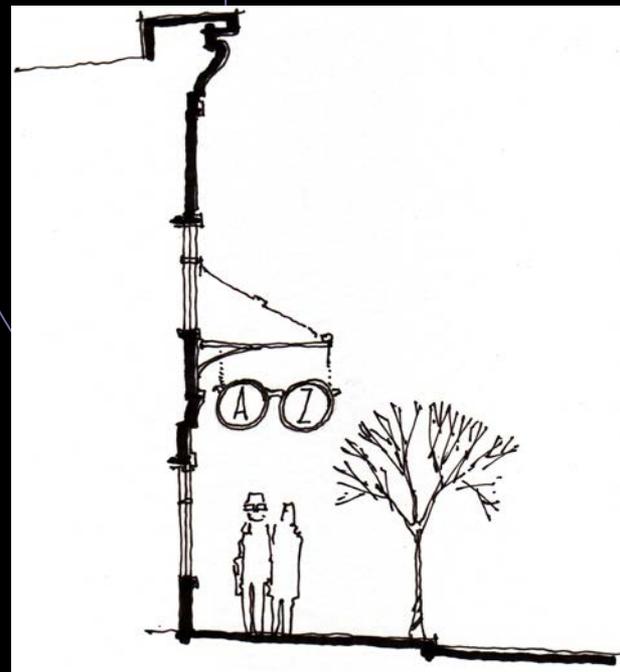
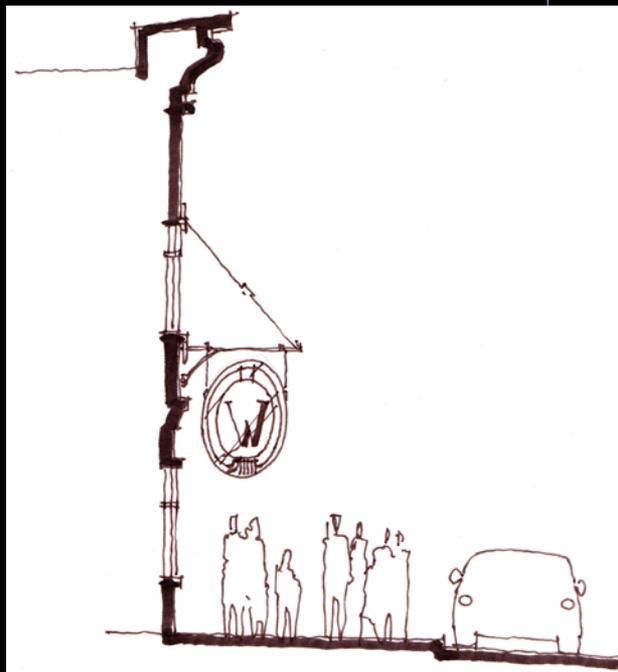
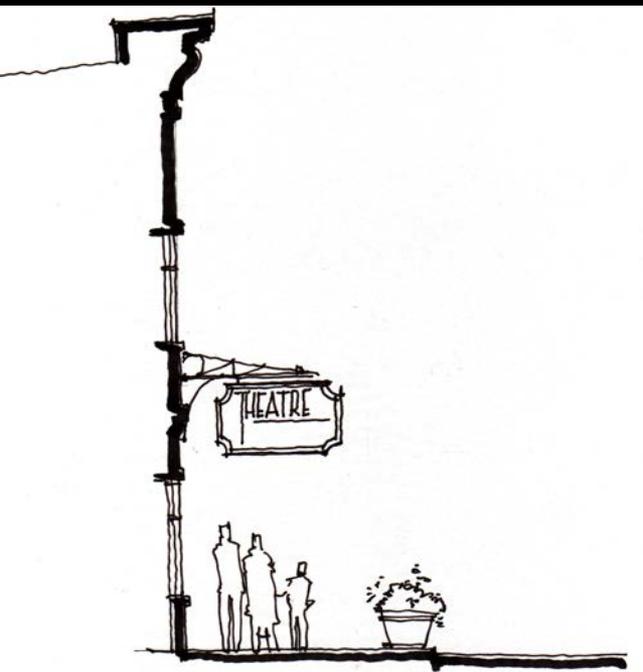
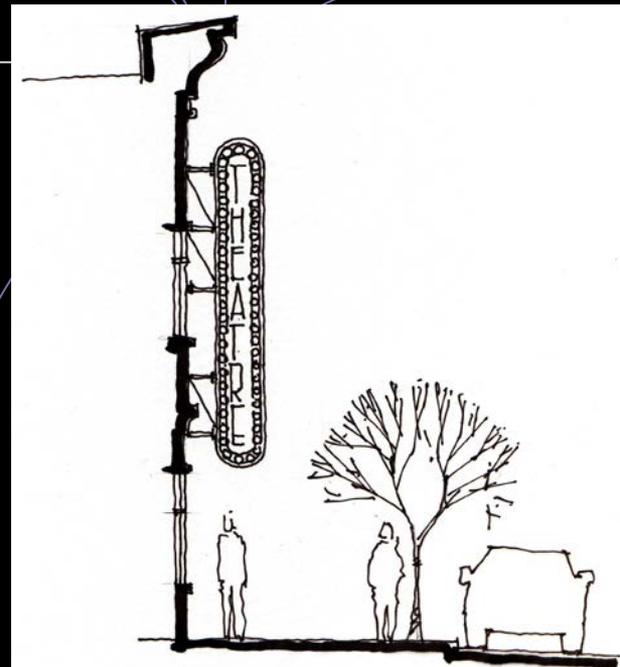
Farmland: Facade Enhancements w/ Signage



Farmland: Facade Enhancements w/ Signage



Farmland: Signage Options



Farmland: The Corner Transformed



Farmland: The Corner Transformed



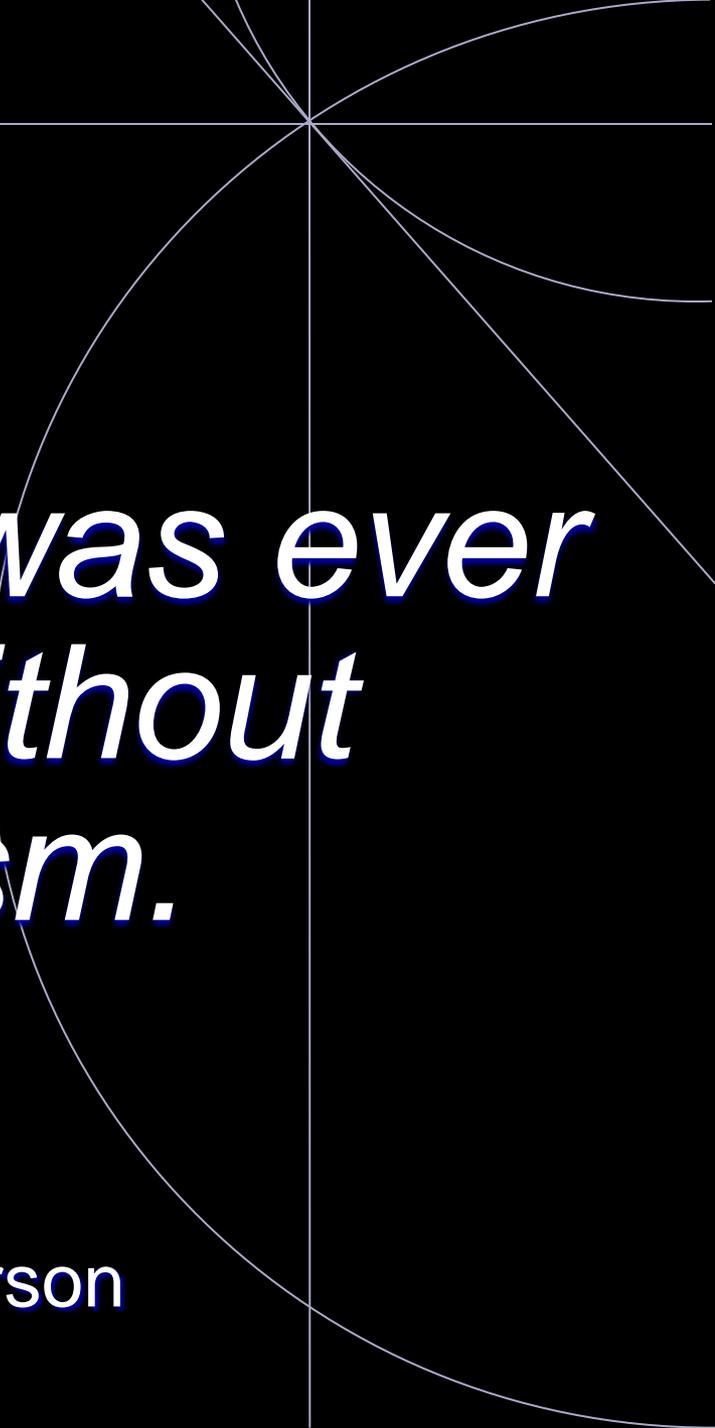
Stoneyfield

[home](#) / stoneyfield

You can't fake this

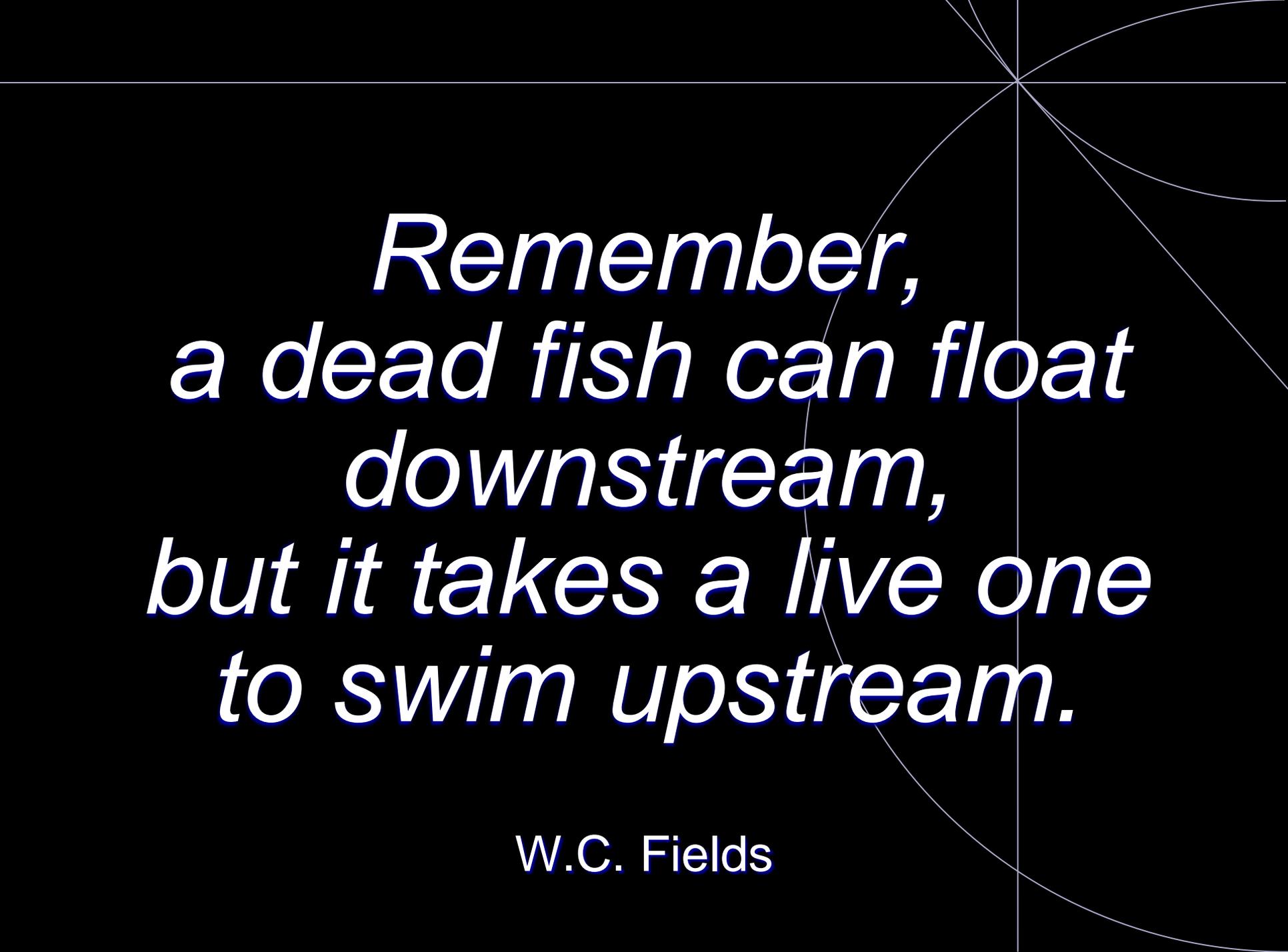


Wayside Farm, VT
One of the Organic Valley family
farms that supply milk for our yogurt



*Nothing great was ever
achieved without
enthusiasm.*

Ralph Waldo Emerson



*Remember,
a dead fish can float
downstream,
but it takes a live one
to swim upstream.*

W.C. Fields

Summary

You're Exactly Right!

- You have the power
- Think creatively
- Be positive
- Be proactive
- Build enthusiasm

**Believe It &
Just Do It!**



Just Do It



STOP

and an invitation for continuing
the conversation tonight...

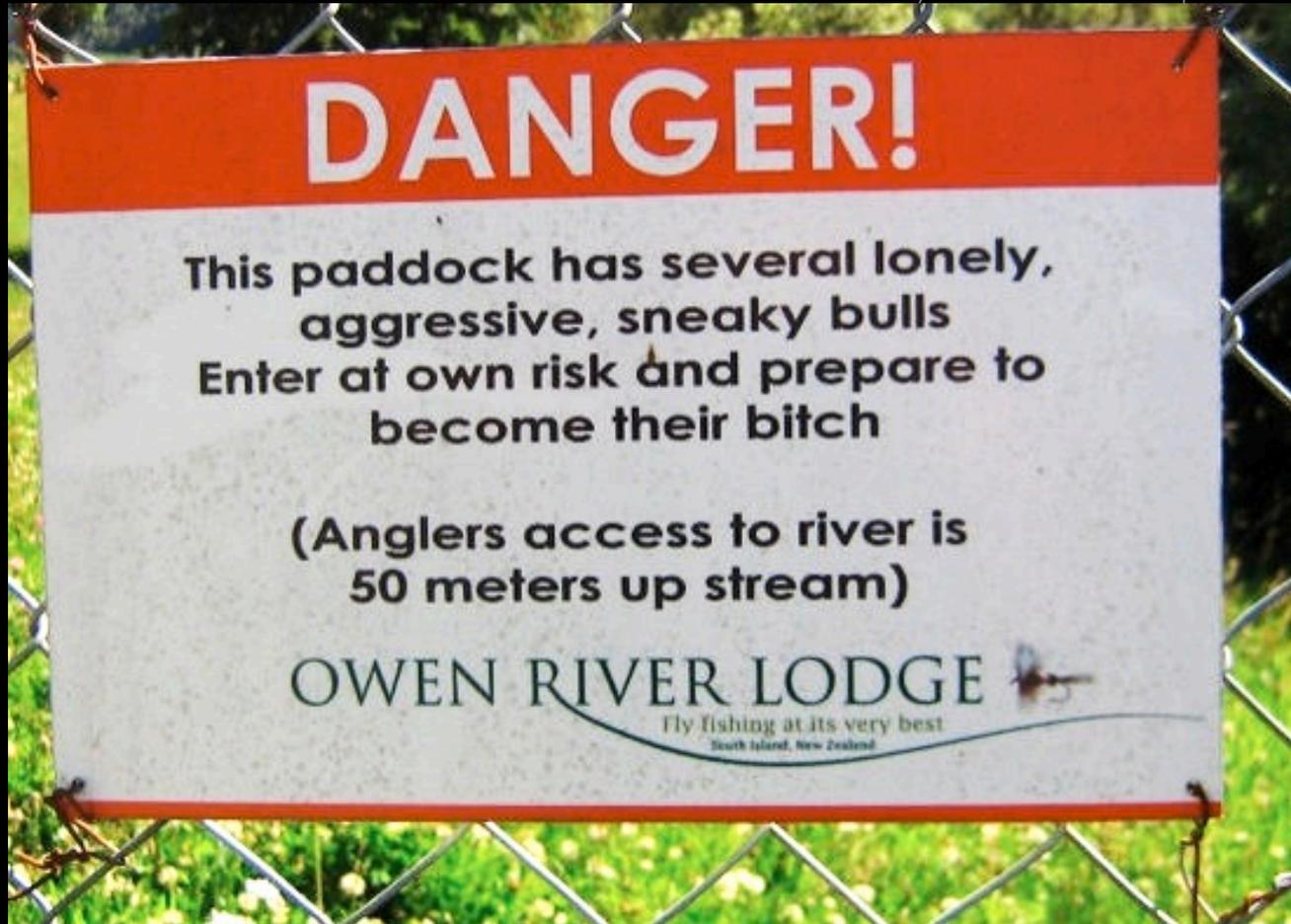


It starts with good planning

A hand-drawn sign on a white background, attached to a wooden post. The sign is written in black and red marker. The text reads: 'ZONING MEETING' (with 'ZONING' in red and 'MEETING' in black), 'HERE →', and 'THUR. 30th 7:00 PM'. The sign is placed on a grassy area next to a paved road.

ZONING MEETING
HERE →
THUR. 30th 7:00 PM

Realistic Expectations



The Perceptions...

- Distrust of government/authority/ them...
- Same old, same old
- Us vs. them



It's not the plan commission
or town council...



It's US

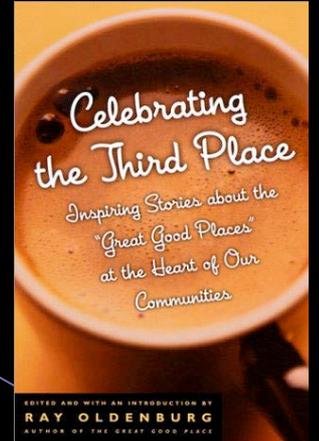
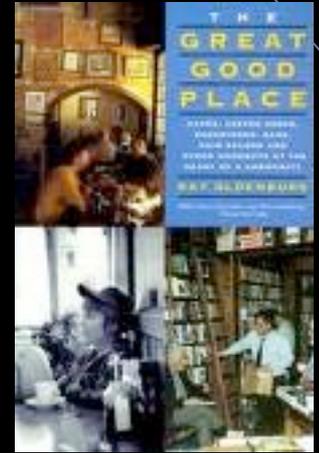


It's a
place to
shoot
your own
burgers!

I never knew
hamburgers
were a
confection



Third Places

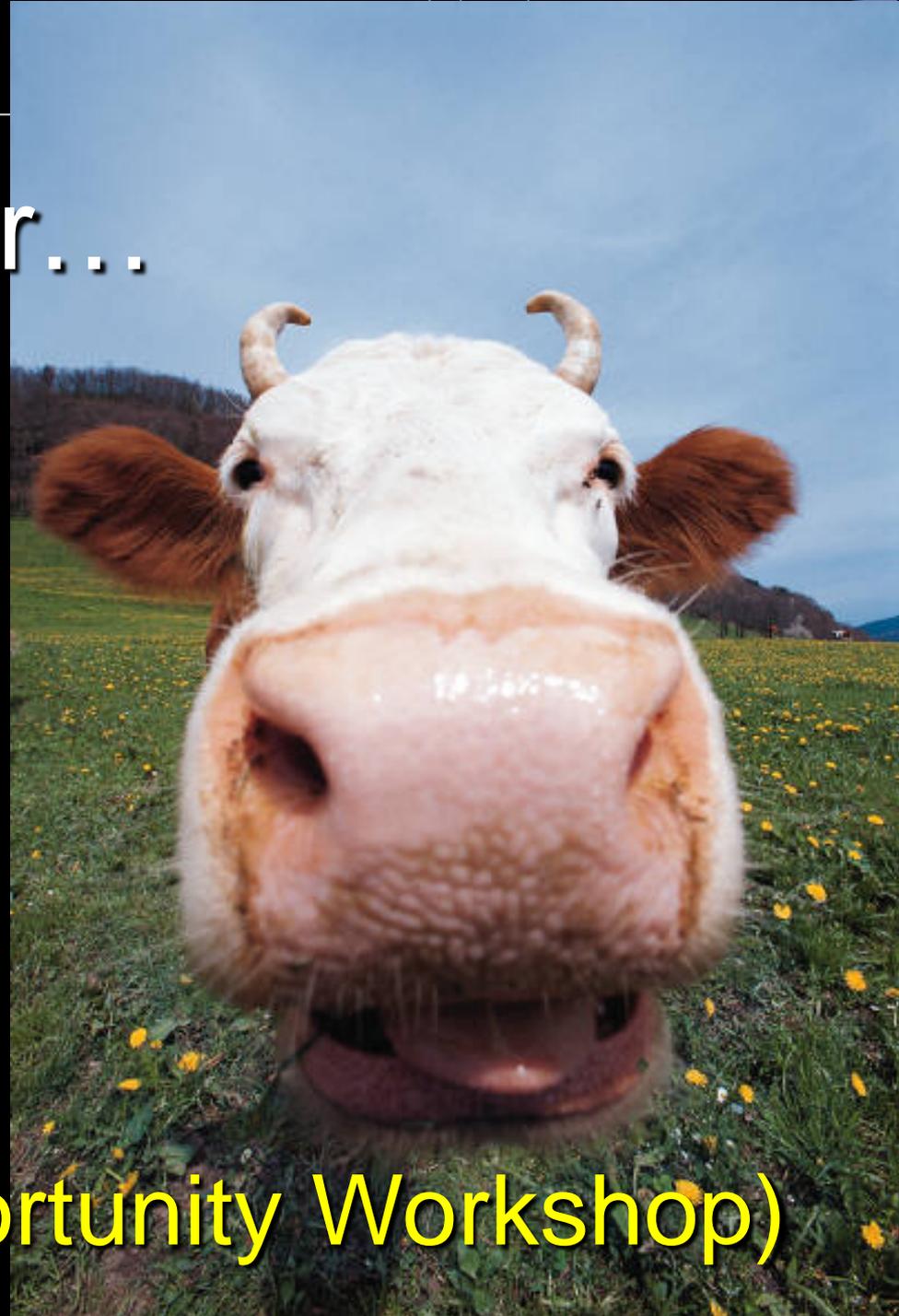


Identity...

(what does this say?)



Or, if you prefer...



A C.O.W.
(Community Opportunity Workshop)

