

# Community Planning

- **Community planning policies allow for managed growth and development.**
- **Planning and zoning and enforcement efforts are simplified and complex design reviews are no longer needed.**
- **The true owner of a building is the community in which it stands. Community leaders can best serve as guardians of quality.**

## Effective Approaches for Community Planning

### **Zoning Ordinance**

Passing or updating a zoning ordinance to include architectural standards requiring a mandatory percentage of durable building materials is the most effective method of ensuring quality design in any community. Zoning ordinances can be effective in both commercial and residential areas and create a level playing field for developers and builders.

### **Overlay District**

An overlay district is a distinct zoning district where zoning restrictions can be added or subtracted from a specific area of the city. Overlay districts can be used to address planning issues such as historic preservation efforts, protection of natural resources, or for requiring quality building materials within a smaller more defined locality.

### **Form-Based Codes**

Form-based codes have recently become a popular approach in creating planned community growth and in code revisions of existing neighborhoods. Focusing on a specific urban form and scale, form-based codes address the relationship between building facades and the public realm. Architectural standards requiring durable exterior building materials are often included in form-based codes.

### **Planned Unit Development**

A planned unit development (PUD) allows for more defined regulations in a development not otherwise mandated in an ordinance. Architectural standards applied to all homes and businesses are a common requirement in PUD's. By requiring architectural standards, developments are allowed greater flexibility and design creativity is encouraged on a smaller scale.

**For more information on building your community with masonry visit:**

Heartland Brick Council [www.heartlandbrick.org](http://www.heartlandbrick.org)

Brick Industry Association [www.bia.org](http://www.bia.org)

Mason Contractors Association of America [www.masoncontractors.org](http://www.masoncontractors.org)

National Concrete Masonry Association [www.ncma.org](http://www.ncma.org)