

Managing Teardowns

PRESERVING COMMUNITY CHARACTER AND LIVABILITY

Today, communities are responding to teardowns through a variety of creative approaches and tools that attempt to address the loss of historic houses and the impact of oversized and incompatible new construction. Communities that identify the need to preserve community character before teardowns become commonplace and out of control are often more successful in building necessary support for implementing effective policies. No single tool will solve the problem of teardowns, but rather a combination of strategies works most effectively. Generally, communities address teardowns with two goals in mind: adopting measures that will help preserve older houses threatened as teardown targets; and/or influencing the type of new infill housing that is built in the community. Solutions to these objectives are varied depending on a community's specific policies and concerns.

Some approaches seek to prevent or discourage demolition of older, historic homes through measures such as local historic district ordinances and demolition delay ordinances. Others create policies to give homeowners and developers an incentive not to demolish existing houses, such as tax abatement programs, demolition taxes, and waivers on permit fees for rehabilitation. More often, policies are created with intent to slow the amount of teardown activity by reducing or eliminating the economic pressure for teardowns in one of two ways:

- Changes to zoning and land-use regulations which limit the size, placement, and square footage of a new house.
- New procedures, such as design review and conservation overlay districts, that are geared more toward influencing the way in which new replacement houses may or may not be built in a community.

Increasingly communities embrace policies that respond to neighborhood disruptions caused by teardowns, such as limiting construction activity time periods and regulating debris removal procedures. A growing number of communities have established “green” building programs. As such, preservation of historic buildings and conservation of historic neighborhoods are key green building strategies.



Teardown in Denver, CO

James Lindberg | NTHP



Community activists in Tulsa, OK

More and more communities also pursue policies that address the environmental impacts associated with teardowns through tree ordinances, landfill tipping fees, deconstruction ordinances, and drainage standards.

Communities can do a great deal to discourage teardowns and facilitate compatible new development. They have choices. But not all communities and states are created equal. The range of tools and development regulations that are available for use varies from state to state and community to community. As a community looks to manage teardowns and implement specific approaches, it must consider how regulations are enabled, written, and administered as part of state law that expressly allows local governmental units to enact specific development regulations.

The National Trust for Historic Preservation's **Teardown Tools on the Web** is intended as a clearinghouse for some of the primary tools and approaches available online — regulatory, voluntary, and incentive-based — that communities around the country are using to address teardowns and “McMansions.”

CLICK



To get started, click your computer's mouse on the highlighted tool to be directed to the online resource.

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Abatement Programs

Abatement programs provide full or partial relief from tax liability for certain parcels to encourage preservation, especially helpful where teardown pressures are intense.

Tax Abatement Program. City of Delray Beach/Palm Beach County, FL. Web site outlines program intended to assist owners of historic properties listed in historic districts with exemption for 100% of the assessed value of qualified improvements made to the property.

Accessory Structures

Accessory structures are detached from a principal structure (dwelling) on the same lot, and customarily incidental and subordinate to the principal structure or use. Increasingly these are seen as offering affordable housing options in tight real estate markets.

Accessory Apartments: An Affordable Housing Strategy. Grow Smart Maine. (PDF 112.43 KB) 2-page fact sheet outlining the advantages of accessory structures and how they can work in your community.

Accessory Dwelling Unit (ADU) Development Program. City of Santa Cruz, CA. Web site outlines

ADU Manual and Ordinance, ADU housing prototypes, program components and technical assistance.

"Accessory Dwelling Units:" A Guide for Homeowners. State of Vermont. (PDF 128.77 KB) 2-page brochure detailing state's program and permitting process.

Affordable Housing

Affordable housing can be developed through some combination of zoning incentives, cost-effective construction techniques, and governmental subsidies that can be rented or purchased by households who cannot afford market rate housing in the community. This ensures a desirable diversity in housing and residents in a community. Also see "Moving Houses."

Affordable Housing Design Advisor. Web site resource including essential issues of design in affordable housing, gallery of projects and a checklist for design considerations.

Affordable Housing Tools and Resources. Michigan Land Use Institute. Web site outlines more than a dozen approaches local governments can take to preserve affordable housing, including property tax incentives, community land trusts and implementing demolition taxes to offset the negative effects of teardowns.

"The Impact of Building Restrictions on Housing Affordability." Edward L. Glaeser and Joseph Gyourko. Economic Policy Review, June, 2003. (PDF 181.47 KB) 19-page article providing analysis on America's affordable housing issue and the positive and/or negative impacts of land use/zoning regulations.

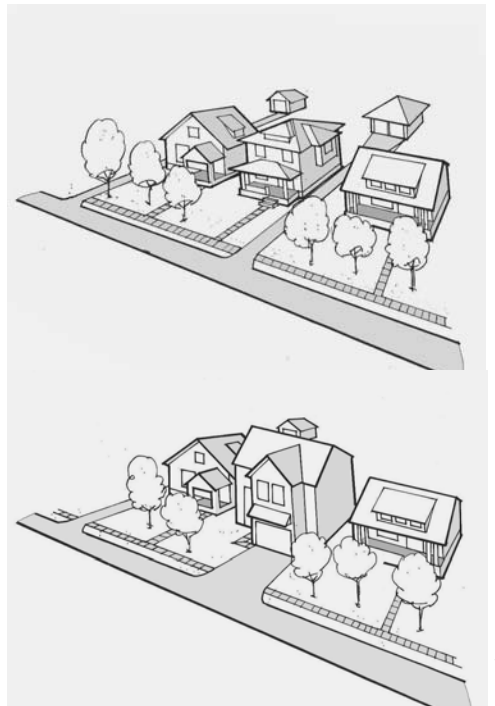
"The Impact of Zoning on Housing Affordability." Edward L. Glaeser and Joseph Gyourko. Harvard Institute of Economic Research, March, 2002. (PDF 361.46 KB) Complete 37-page report, including data sources.



Endangered Starter Homes. In some communities, the affordable entry-level house no longer exist, due to the rising value of land.

Build-Out Analysis

When presented graphically and/or by data, build-out analysis effectively looks ahead to the planning horizon to project the amount and location of growth presently allowed under existing land use development policies. This tool is often used to help show how the built environment could look like through a visual demonstration, increasingly employing computer modeling.



Seeing is Believing. Illustrations showing what can be built under current zoning can be a powerful tool.



Housing Options. Accessory structures can provide an important function in tight real estate markets as additional, and often affordable, housing options.

James Lindberg | NTHP

Adrian Scott Fine | NTHP

Build-Out and Capacity Analysis. Smart Growth Survival Kit. Association of New Jersey Environmental Commissions. (PDF 90.23 KB) 8-page resource outlining build-out analysis with various models and approaches.

Buildout Maps and Analyses. State of Massachusetts. Web site to help communities consider and address questions such as growth patterns and maximum potential growth possible as a result of current zoning.

How to Do a Build-Out Analysis. U.S. Environmental Protection Agency. Web site with 3-step process for doing the basics of a build-out analysis.

Community Land Trusts

Most often employed to protect open space and rural landscapes, the land trust approach enables communities to maintain a stock of affordable “starter home” housing that is particularly threatened by teardowns.

Generally a nonprofit land trust approach works by acquiring properties either through purchase or land donations. The land trust retains title to the land while selling the house on the land at below-market value. By controlling the development rights for the land, the land trust can effectively set the resale price of the house, thereby maintaining affordability.

Not all land trusts are set up to monitor changes to building exteriors. Also, strong local organizational capacity and a volunteer donor or seller is required.

Burlington Community Land Trust. VT. Web site of first municipally-funded community land trust, now the largest of its kind in the country.

Community Land Trust. Highland Park, IL. Web site with 2-page fact

sheet describing how the organization operates and works to preserve existing housing stock and neighborhood character.

“Community Land Trusts: Leasing Land for Affordable Housing.” Greenstein, Rosalind and Yesim Sungu-Eryilmaz. *Land Lines*. Lincoln Institute of Land Policy. April, 2005. Web site with article explaining community land trusts and how they function.

Community Planning

An important step in addressing the teardown issue is to initiate discussions about the future of the community. Asking what the residents want it to look like and implementing a plan is a critical step. This can be done through opinion surveys, town meetings, focus groups, interviews with key leaders, and design charrettes. The goal is to develop a common consensus for the future of the community.

Ideally, these conversations occur as part of a comprehensive planning process, but in every case, it is important to involve a range of stakeholders. This type of outreach can bring credibility and increased political support for protection measures. All too often, teardowns are about short-term gains without talking about or planning for the long-term implications.

Arlington Historic Preservation Master Plan Implementation Framework. Arlington County, VA. 2006. (PDF 108.54 KB) 19-page companion document to the Arlington Historic Preservation Master Plan, with implementation strategies.

Community Outreach on Planning Issues. Town of Westport, CT. (PDF 1.15 MB) 20-page report outlining community input and outreach, issue identification and needs assess-



Matter of Scale. Without tools to manage change, community character disappears, replaced by a hodge-podge of “McMansions” and forlorn-looking older homes.

ment, as part of a process to prepare a Plan of Conservation and Development by the Westport Planning and Zoning Commission.

Contemporary Residential Construction Issues in Regards to Tear Down Development in Edina, Minnesota. 2006. (PDF 2.24 MB) 58-page report providing community case studies and task force findings and recommendations.

The Future of LaGrange – A Shared Vision. Village of La Grange, IL. Comprehensive Plan. (PDF 96.36 KB) 14-page summary intended as a “checklist” to help ensure that planning recommendations are responsive to community concerns and opportunities.

A Guide to Community Planning. The Enterprise Foundation. 1999. (PDF 331.92 KB) 16-page resource providing an overview of developing and managing neighborhood planning initiatives.

The Hillcrest Neighborhood Plan. City of Little Rock. 1999. (PDF 16.56 MB) 103-page neighborhood plan for Hillcrest that outlines key priorities, including goals for compatible development.

Innovative Housing Evaluation. City of Kirkland, WA. October, 2006. (PDF 2.96 MB) 53-page report analyzing innovative housing developments in established neighborhoods, addressing growth management, compact urban development and compatible design, including an in-depth de-

scription of the community input process and case studies.

Kenilworth Community Forum. Kenilworth, IL. November 16, 2004. (PDF 1 MB) 47-slide power point presentation with community survey results on development impacts to the existing character of Kenilworth, including five community goals and sample tools.

Report of Findings and Recommendations to the City Commissioners. Architectural Review Board Task Force. City of Rehoboth Beach, DE. June 4, 2007. (PDF 3.02 MB) 56-page report outlining task force methodology, findings and recommendations.

Report on Potential Changes to the Residential Development Standards; Modeling Scenarios for East Animas Neighborhood; and Defining the Character of the Neighborhood. City of Durango, CO. 2005. (PDF 1.12 MB, 2.78 MB, and 1.52 MB) 20-page report presenting recommendations for amendments to the zoning standards that address development; 6-page illustrated analysis of existing and potential development in the East Animas Neighborhood; and 2-page worksheet on assessing neighborhood character. More

Residential Neighborhoods Chapter. General Plan Update. San Leandro, CA. 2002. (PDF 2.54 MB) 26-page chapter excerpt from general plan update with a breakdown of the City's neighborhoods and recommendations for preserving neighborhood character.



Reaching Community Consensus. In Kenilworth, IL, residents are working to build awareness and support for tools to better manage teardowns.

Staten Island Growth Management Task Force, NY. 2003. (PDF 1.87 MB) 55-page report addressing overdevelopment and inappropriate development in Staten Island and with zoning recommendations.

Teardown/Mansionization Bulletin: Protecting Older Neighborhoods with Newer Tools. Maryland-National Capital Park and Planning Commission. Montgomery County Department of Planning. Montgomery County, MD. August, 2006. (PDF 1.80 MB) 28-page report outlining possible tools to implement to address teardowns and McMansions.

Update to the Master Plan, "Village Character & Neighborhoods." Village of Franklin, MI. 2006. (PDF 174.87 KB) 4-page chapter excerpt from draft plan discussing visual character, teardowns and out-of-scale buildings.

Wayland's Plan for the Future: Land Use and Growth Management. Wayland, MA. (PDF 1.92 MB) 23-page excerpt of master plan with recommendations for preserving neighborhood character, including limiting the size of new houses in established neighborhoods.

Westport: 2007 Plan of Conservation and Development. Westport Planning and Zoning Commission. Town of Westport, CT. (PDF 2.38 MB) 156-page plan intended as a guide for enhancing the quality of life and community character of Westport.

Work Program, In-Fill Development Ad Hoc Task Force. Lake Oswego, WI. (PDF 95.34 KB) 3-page work plan for task force on teardowns to conduct public outreach, investigate tools, and developing recommendations for the Planning Commission.

Conservation Districts

Increasingly neighborhood conservation districts are being used to address teardowns because they promote compatible development and affordable housing. As design review overlays and/or systems of special planning and zoning districts, conservation districts are similar to local historic districts with some key differences. They tend to focus more on preserving overall community character rather than specific historic fabric.

Conservation districts also offer communities the ability to tailor development and design-based controls for specific neighborhoods rather than simply provide a one-size-fits-all solution.

Typically, conservation districts are used in residential neighborhoods with a distinct physical character that have preservation or conservation as a goal. While types of conservation districts vary greatly across the country, they often provide for review of demolitions and other major changes to existing properties, such as large additions. Conservation district reviews, however, rarely include the "fine grain" design review items addressed by traditional local historic districts, such as windows, doors, trim, building materials, etc. Also see "Overlay Zones."

Conservation Districts Overview. City of Dallas, TX. (PDF 650.04 KB) 12-page fact sheet outlining conservation districts in the City of Dallas, a comparison and contrast between locally-designated historic districts, frequently asked questions, and the



Getting a Plan. Neighborhood planning can set goals and a course of action that is specific to your area and help protect community character.



Adrian Scott Fine | NTHP

Making it Fit. Conservation districts in Dallas help ensure that a new house, on the left, is compatible with existing houses, on the right.

planning process for establishing new conservation districts.

Conservation Districts. City of Indianapolis, IN. Web site with overview and links to five neighborhood conservation districts.

Conservation Districts. City of Portland, OR. Web site with links to seven neighborhood conservation districts.

Conservation Districts Issue Paper. Cultural Resources Partnership Notes. National Park Service. (156 KB) June, 1998. 6-page overview of conservation districts with case studies.

Neighborhood Conservation District. City of San Antonio, TX. (PDF 174 KB) 5-page ordinance outlining the purpose, criteria, authority, procedures, and standards for neighborhood conservation districts in the city.

Neighborhood Conservation Districts. Town of Chapel Hill, NC. Web site with PDF links to sample ordinances, six conservation districts, community process and recommendations discussing the need and support for the creation of a conservation districts in response to teardowns.

Neighborhood Conservation District By-Law. Town of Lincoln, MA. (PDF 27.33 KB) 3-page fact sheet summarizing neighborhood conservation districts and use in addressing development pressures through teardowns and dramatic alternations.

Neighborhood Conservation Districts in Cambridge. Cambridge Historical Commission, MA. (PDF 411.31 KB) 4-page brochure outlining conservation districts and its process within Cambridge.

Neighborhood Conservation District Study for the Town of Brookline, MA. September, 2005. (PDF 2.48 MB) 87-page report analyzing the benefits of adopting Neighborhood Conservation Districts (NCD), including case studies of other communities across the country, additional regulatory tools, sample design guidelines, and draft NCD bylaw ordinance.

Protecting Older Neighborhoods Through Conservation District Programs. Preservation Books. Julia Miller. 2004. 24-page booklet defining conservation districts, outlining components of an ordinance, procedures, case studies, and a listing of jurisdictions from across the country.

Construction & Demolition Debris

Policies that respond to neighborhood disruptions caused by teardowns are increasingly being implemented. This includes regulating construction and demolition debris hauling services and construction time periods within a community. In addition, communities are adopting policies on recycling and reusing building materials, setting greater drainage standards, and establishing deconstruction ordinances and landfill tipping fees. Also see "Sustainability."

Construction and Demolition Debris Calculator. May T. Watts Appreciation Society. Web site with easy-to-use calculator to determine how much construction and demolition debris is created in tons, including specific focus on residential teardowns and embedded energy loss through demolition.



Calculate Embodied Energy Loss. Energy used to build existing houses is lost through demolition.

Construction and Demolition Debris Ordinance. City of Santa Cruz, CA. Web site detailing the ordinance regulating construction and demolition debris (C&D) hauling services within the city and required franchise agreement process.

Construction and Demolition Debris Recycling. California Integrated Waste Management Board. Web site with links to waste characterization study and tools for local governments.

Construction and Demolition Waste. Office of Sustainable Development. City of Portland, OR. Web site with links to construction site recycling requirements and toolkit for recycling construction materials.

Construction Recycling. King County, WA. Web site with links to construction and demolition recycling, deconstruction and salvage.



Nuisance Factor. Constant construction activity adversely impacts the livability and stability within a neighborhood.

Montgomery County, MD

Demolition Delays

Demolition delay ordinances prevent the demolition of a potentially historic building for an established waiting period. If the building is deemed historic, communities can explore alternatives to demolition, such as buying the property, for a set period of time. This tool is especially important for identifying and protecting historic structures that merit protection under historic preservation ordinances.

Building Code. City of Lake Forest, IL. (PDF 120 KB) 12-page ordinance outlining Highland Park's program that allows for a demolition delay for up to one year.

Demolition Delay Bylaw. Canton Historical Commission. Canton, MA. Web site and PDF downloads of Canton Demolition Bylaw, forms, flow chart and instructions.

Demolition Delay Bylaw. Chelmsford Historical Commission. Town of Chelmsford, MA. Web site including demolition delay bylaw and flowchart detailing demolition permit and review process.

Demolition Delay Bylaw. Massachusetts Citizen Planner Training Col-



Define Your Terms. Make it clear and define a "demolition" from a "rehabilitation" so you're not left with only the front wall of an historic home standing.

laborative. Web site with sample demolition delay bylaw from Chatham, MA.

Demolition Delay Ordinance. City of Alamo Heights, TX. 2005 (PDF 739 KB) 8-page ordinance outlining city council actions and procedures that allow for a demolition delay for up to 180 days.

Demolition Delay Ordinance. City of Aspen, CO. 2007 (PDF 651 KB) 11-page ordinance establishing temporary 90-day negotiating period for affected properties included on List of Potential Historic Resources.

Demolition Delay Ordinances and Model Ordinance. Connecticut Trust for Historic Preservation. Web site with overview of demolition delay procedures in Connecticut, links to ordinances, Model Demolition Delay Ordinance and list of existing demolition delay ordinances by community.

Demolition Delay Ordinance. City of Cambridge, MA. Web site with questions and answers about the demolition delay process and application requirements.

Demolition Delay Network. Cape Cod Commission, MA. Web site featur-

ing a chart of communities throughout Massachusetts that have passed demolition delay bylaws, including success stories, model ordinances and postings.

Demolition of Dwellings. City of Highland Park, IL. (PDF 280 KB) 6-page ordinance outlining Highland Park's program that allows for a demolition delay for up to one year.

Kenilworth Demolition Delay Ordinance. Village of Kenilworth, IL. 2004 (PDF 143 KB) 26-page ordinance outlining demolition and delay procedures.

Protecting Potential Landmarks Through Demolition Review. Preservation Books. Julia H. Miller. 2006. 16-page booklet outlining demolition review laws, procedures, an outline of sample ordinances and case studies.

What is the Purpose of Having a Demolition Delay Bylaw? Town of Freetown, MA. Web site explaining the benefits of demolition delay process.

Demolition Fees & Notice

As a deterrent to teardowns and to mitigate the community's loss of affordable homes from demolition, a community may establish a demolition fee or tax on demolitions. Fees are collected by a local government and generally only apply to residential demolitions and those defined as the demolition of 50 percent or more of the structure.

Some communities use revenues from these programs to establish a housing trust fund that reinvests in preserving a community's affordable housing, such as through a community land trust. Check to see if your state's enabling legislation allows your community to pursue this approach. Also see "Affordable Housing."



Buy Time Before it's Too Late. Demolition delays allow time to look at alternatives and options to reconsider.

David Swift

Affordable Housing Demolition Tax. City of Highland Park, IL. (PDF 120 KB) 2-page fact sheet outlining purpose of program fees, including \$10,000 fee per demolition permit for any single-family home.

Demolition Tax Ordinance. City Lake Forest, IL. (PDF 105.55 KB) 7-page ordinance outlining purpose of Demolition Tax, authority to enact, procedures, and an outline of fees, including \$10,000 fee per demolition permit for any single-family or two-family dwelling.

Permit Process for Demolition. City of Alamo Heights, TX. 2006. (PDF 70 KB) 2-page ordinance outlining fee structure and 30-day public notice requirement for demolition permits.

Design Guidelines

Design guidelines show applicants what design features and elements are considered acceptable and appropriate for a building, neighborhood or area. These are generally recommended to be designed in a user-friendly format with images to illustrate appropriate and inappropriate treatments as a guide to property owners.

Beach Property Owners Design Manual. City of Delray Beach, FL. Web site with PDF links to manual intended to serve as a guide for preserving and perpetuating the unique residential character of the North Beach and Seagate Neighborhoods.

Capitol Hill Neighborhood Design Guidelines. City of Seattle. 2005. (PDF 3.52 KB) 37-page resource for Capitol Hill Neighborhood, including guidance on site planning, height, bulk and scale compatibility.

Residential Design Guidelines: A Resource Guide for Building in Established Neighborhoods. Lake Forest, IL. December, 2003. (PDF 1.43 MB) 22-page guide to assist in determining whether a new building, or



Guiding Design. Even those with the best of intentions can benefit from guidelines that illustrate compatible design solutions for a neighborhood.

the expansion of an existing one, is visually compatible with the character of its neighborhood

Creating and Using Design Guidelines. National Park Service. Web site explaining local design review, the role of design guidelines, what they can and cannot do, and steps in writing guidelines for your community.

Design Guidelines. West Palm Beach, FL. (PDF 19.06 MB) 68-page guide with recommendations for additions and alterations in the community.

Design Guidelines for Established Neighborhoods. City of Durango, CO. (PDF 6.0 MB) 40-page guide for improvements in the older core area neighborhoods of the city, addressing basic elements of design related to building mass and scale and site design, to facilitate designs that will be compatible with their neighbors, while also facilitating creative, new design approaches.



Being a Good Neighbor. Through scale and massing, new construction can loom over neighbors and break the established building patterns of an area.

Design Guidelines for Local Historic Districts. The Brookline Preservation Commission. Department of Planning and Community Development. Town of Brookline, MA. October 12, 2005. (PDF 3.50 MB). 28-page guide for design review and alterations within the Town's historic districts.

Design Guidelines for the Northside Residential Overlay District. City of Wheaton, IL. (PDF 4.99 MB) 69-page resource designed to encourage developers to build new houses that blend in with the surrounding neighborhood and reduce the number of variances necessary for additions, including mandatory "Neighborhood Demolition Meetings" between builders and surrounding property owners as part of the demolition approval process.

Eichler Design Handbook: Fairgrove. City of Cupertino, CA. 2001. (PDF 940.77 KB) 18-page publication of voluntary guidelines and design solutions for homeowners in Fairgrove, a unique neighborhood of mid-century Eichler-designed homes.

Fort Sanders Neighborhood Conservation District Design Guidelines. City of Knoxville, TN. 2000. (446.39 KB) 27-page guide to foster compatible development in the historic Fort Sanders Neighborhood.

Guidelines for Additions and New Construction. Raleigh Historic Districts Commission. (PDF 990 KB) 8-page excerpt outlining design characteristics, including scale and massing, when proposing additions and new construction within Raleigh's historic districts.

Historic Preservation Design Guidelines. University of Georgia, College of Environment and Design. Web site database with links to preservation guidelines throughout the United States.

Historic Preservation Design Guidelines. City of Aspen, CO. April, 2000. (PDF 18.04 MB) 145-page report and guidelines for new construction.

Historic Preservation Guidelines. Village of Glen Ellyn, IL. Web site with links to guidelines for renovating, preserving and rehabilitating character-defining features of a property.

Historic Preservation Guidelines for Town and Country Scottsdale Historic District. Historic Preservation Office. City of Scottsdale, AZ. February 8, 2006. (PDF 7.54 MB) 45-page guide intended to provide guidance for planning and undertaking improvements to the historic homes located within the Town and Country Scottsdale Historic District, a 1950s subdivision of 62 distinctive modernist ranch-style homes.

Historic Preservation Guidelines for Village Grove 1-6 Historic District. Historic Preservation Office. City of Scottsdale, AZ. February 8, 2006. (PDF 10 MB) 59-page guide intended to provide guidance for planning and undertaking improvements to the historic homes located within the Village Grove Historic District, a 1950s subdivision of 255 distinctive modernist ranch-style homes.

Hollin Hills Design Review Guidelines. Fairfax County, VA. Web site with basic guidelines for a development within Hollin Hills, a distinctive 1950s community of 450 modernist homes outside Washington, DC.

Palo Alto Single-Family Individual Review Guidelines. City of Palo Alto, CA. 2005. (PDF 1.15 MB) 21-page illustrated resource with five guidelines, including site planning, neighborhood compatibility for height, mass and scale, and visual character of street facing facades and entries.

Policy and Design Guidelines for Historic District Properties. Charlotte Historic District Commission. City of Charlotte, NC. July 1, 2006. (PDF 7.22 MB) 84-page guide for design review and alterations of locally-designated historic properties.

Residential Conservation District: Infill and Improvement Guidelines. City of Walla Walla, WA.



Preserving the Recent Past. What neighborhoods from the 1950s and 60s should your community be thinking about conserving before they become teardown targets?

Draft 2006. (PDF 24.78 MB) 51-page resource for proposed conservation district, including building and site guidelines, architectural styles and character, and examples of new construction.

Residential Design Guidelines. Contextual Design Review Commission. Village of Glencoe, IL. August, 2006. (PDF 1.04 MB) 19-page publication providing background on the formation of the Contextual Design Review Commission, visual character analysis, neighborhood context, and the design guidelines process.

Single-Family Design Guidelines. Village of Arlington Heights, IL. 2004. (PDF 1.08 MB) 23-page publication outlining ways for new construction to fit within an existing neighborhood, including using a visual preference survey and guidance on roof form and height; additions; and mass, bulk and volume.

Traditional Residential Neighborhoods. City of Davis, CA. (PDF 150 MB) 34-page excerpt and guidelines on site design, building scale and form, and secondary structures.

Special Residential Design Review Standards and Criteria. City of Oakland, CA. 2004. (PDF 113.7 KB) 17-page guidelines and detailed Instructions for additions and alterations.

SPOT LIGHT

Development Standards. Many communities have turned to development standards to address teardowns. Those seeking to manage change in existing neighborhoods through development standards are increasingly focusing on context. They are studying the areas in which new controls will be applied and adopting new development standards—such as Floor Area Ratio (F.A.R.), maximum lot coverage, open space requirements, minimum setbacks, and bulk plane restrictions—which establish prescribed limits on the size and location of development on a given lot.



Dave Matlow / WestportNOW.com

These tools are most effective when used in combination with other building standards that are already in place in most zoning codes, such as setback requirements and height limits. Setbacks requirements stipulate a minimum distance that new houses must be from the street. Similarly, open space standards require that a certain percentage of a lot must remain undeveloped. Height or bulk limits restrict the scale of new construction, ensure adequate air and sunlight reach neighboring properties, and reduce the scale of new construction. While beneficial in many ways, such tools do not ensure compatible design. Also see “Zoning and Land Use.”

Too Big, Boring, or Ugly. Lane Kendig, Lane Kendig, Inc. (PDF 8.44 MB) 108-slide power point presentation.

Development Incentives & Bonuses

Incentives are a great way to encourage compatible design and direct new construction in appropriate areas. For example, homebuilders may get square-foot bonuses for projects that include features such as front porches and detached garages at the rear that would make them more compatible with existing houses in the neighborhood. Incentives are often packaged together with regulatory changes in order to help make changes to development standards more politically palatable. Also see “Zoning and Land Use” and “Floor Area Ratios.”

Financial Incentive Programs. City of Phoenix, AZ. Web site with links to City’s Exterior Rehabilitation Assistance Program, available to owners of properties listed on the Phoenix Historic Property Register.

Historic Preservation Incentives Bylaw. Town of Lexington, MA. Web site with link to ordinance intended to provide incentives for historic preservation while offsetting zoning constraints (such as setbacks) that might have an unintended negative impact.



Incentives to Preserve. In Phoenix, AZ, homeowners in locally designated historic districts are eligible for financial incentives.

Lot Coverage Zoning Ordinance Amendment. Arlington County, VA. (PDF 22 KB) 2-page ordinance amendment outlining allowances for increased lot coverage for detached garages and porches.

Development Moratoriums

A development moratorium protects the status quo by making it illegal to demolish or develop properties in the affected neighborhood during a defined period, usually six months to a year. This approach is most appropriate in communities where the pace of teardowns is accelerating and few, if any, management tools are in place. This buys time for residents and local governments to develop permanent policies to better manage development and limit teardowns.

Temporary Moratorium Ordinance. Chevy Chase Village, MD. March 12, 2007. (PDF 81 KB) 10-page ordinance outlining the purpose of establishing a emergency moratorium ordinance due to increasing development pressure, thereby prohibiting the processing of any and all applications for any building permits involving any demolition, construction or erection of any building(s) until the ordinance expires.

Temporary Residential Building Moratorium. City of Nicholas Hills, OK. 2006. Web site with ordinance restricting certain residential construction for a one-hundred-eighty-day period.

Wilshire Park Interim Control Ordinance #178008. City of Los Angeles, CA. 2006. (PDF 485 KB) 7-page ordinance outlining interim controls to prevent the demolition of important historic buildings and limit development that is inconsistent with the Wilshire Park neighborhood.



Ensuring it for the Next 50 Years. An easement could have prevented the demolition of this modernist home in Houston, TX.

Downzoning

Communities attempting to manage teardowns will sometimes pursue downzoning—a process that changes the current zoning for a specified area to a less-intense use. Downzoning generally changes the intensity by which property can be developed such as from multi-use to single family.

Through this process, downzoning can reduce the economic incentive to demolish a historic house to make way for larger development, giving existing homeowners greater confidence that the character of their neighborhood will not be diminished by incompatible development. While downzoning will reduce the number of units allowed on a given parcel, it does not always change the development standards regarding the size of the structure that may be built. Proponents of teardowns often oppose downzoning measures, as it may limit their ability to maximize the value of their land.

“Bayside: A Posh Corner of Queens Wrestles with Zoning.” The Real Deal. April 2006. Web site with article outlining Bayside, an area of Queens, NY, and a community-wide effort to downzone in order to protect the area from oversized new homes.

Downzoning. Preservation through Bylaws and Ordinances. Massachu-

setts Historical Commission. April 6, 2003. (PDF 728.82 KB) 4-page fact sheet on downzoning and community case studies in Massachusetts.

Downzoning. Utah State Historic Preservation Office. April, 2001. Web site outlining downzoning practice in Utah, in relation to historic preservation.

"The Political Economy of Downzoning." Paul Gottlieb, Ph. D. Department of Agricultural, Food and Resource Economics Rutgers, the State University of New Jersey. 2004. (PDF 380.71 KB) 37-page paper that constructs a theoretical model of the impact of larger minimum lot sizes on the current land prices of homeowners.

Easements & Covenants

Key historic properties can be protected from demolition or out-of-scale additions through easements and covenants, which attach permanent deed restrictions that are monitored by qualified holding entities.

Easements are voluntary and acquired one property at a time, whereas covenants are typically put in place on all properties immediately after construction. Although construction in many post-war developments is controlled by covenants, such covenants can be costly to enforce.

While easements are typically enforced by organizations, their enforcement depends on strong local organizational capacity and expertise. Moreover, because easements are voluntary, the scope of protection may be limited.

Campstead Easements. Squam Lakes Conservation Society. NH. (PDFs 19.60 and 26.99 KB) 1-page fact sheet and 3-page design standards on Campstead Easements used in Squam Lakes that combine a historic preservation approach within a land conservation easement framework,

while preserving a low-impact land use pattern. More

Preservation Easements. National Trust for Historic Preservation. Web site on preservation easements, frequently asked questions, tax code provisions and recent legislation, and links to a model ordinance on easements.

Economics of Teardowns & Preservation

Analyses outlining the pros and cons of regulating McMansions and teardowns, the role of historic preservation, and the impact on land values.

Economics and Historic Preservation: A Guide and Review of the Literature. Metropolitan Policy Program. The Brookings Institution. September 2005. (PDF 554.32 KB) 75-page report that lists and reviews substantial academic and professional literature concerning the economics of historic preservation.

"Out With the Old, in With the New: The Cost of Teardowns." Zoning Practice. American Planning Association. Lane Kendig. June, 2005. (PDF 1.16 MB) 6-page article on the implications of teardowns, predicting and regulating them, and types of tools commonly applied.

"The Economic Impacts of Historic Preservation: Lessons for the Monterey Area." Monterey, CA. Richard J. Roddewig, President, Clarion Associates. (PDF 2.88 MB) 146-slide power point presentation identifying the types of possible economic impacts from historic preservation, with a focus on teardowns and strategies that might be applied in the Monterey area.

The Economic Impact of Proposed FAR Regulations. Town of Chevy Chase, MD. John E. Petersen. April 28, 2008. (PDF 158 KB) 28-page



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Growing Niche Market. Teardowns are part of a growing group of small homebuilders who work locally, often one or two houses at a time.

report outlining studies of housing price determinants, impact of historic districts on single-family housing prices, and experiences of other jurisdictions. Also see FAR.

"McMansions: The Extent and Regulation of Super-sized Houses." Jack L. Nasar, Jennifer S. Evans-Cowley and Vicente Mantero. Journal of Urban Design. Ohio State University. October 1, 2007. Web site with link to purchase 19-page study of McMansions and the results of a survey of 103 US cities about the presence and extent of McMansions and their approaches to regulation.

The Role of Historic Preservation in Building Tomorrow's Washington, DC. Donovan D. Rypkema. September, 2005. (PDF 1.58) 50-page assessment of preservation opportunities in Washington, DC.

Teardowns and Land Values in the Chicago Metropolitan Area. Richard F. Dye and Daniel P. McMillen. (PDF 188.12 KB) 32-page study of residential housing demolitions and the redevelopment process in the Chicago metropolitan area.

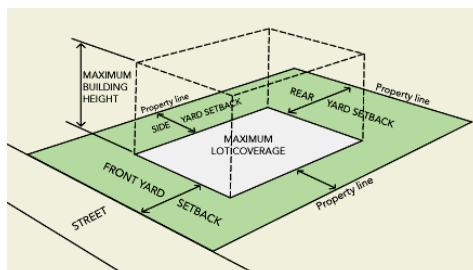
"Teardowns: Costs, Benefits, and Public Policy." Daniel P. McMillen. *Land Lines*. Lincoln Institute of Land Policy. July 2006. Web site with article on the study of residential housing demolitions and the redevelopment process in the Chicago metropolitan area.

Trends and Analyses of Residential Teardowns and their Affects on Neighboring Property Sales Prices in Arlington Heights, Illinois. Andrzej Smiarowski. The University of Illinois at Chicago. April 2006. (PDF 727.41 KB) 26-page study evaluating teardowns in Arlington Heights and their effects on the neighboring properties, as well as to determine various trends that affect the differences in sales prices of single-

Floor Area Ratios (FAR)

The Floor Area Ratio concept is being applied in residential areas to limit the size of homes relative to the lots they occupy. Floor area ratios regulate the amount of buildable floor area in relation to the size of the lot. For example, a 0.6 FAR would allow a builder to cover up to 60 percent of a lot with a one-story structure or 30 percent of the lot with two stories. FAR definitions may be included as part of citywide zoning changes or written into overlay district language for specific neighborhoods.

This tool is most effective when used as part of an overall "infill strategy." FARs may be used in combination with other building standards, such as setback requirements, lot coverage, and height limits. They may also be applied to areas already subject to design-based regulations, such as historic or conservation districts, or used as a threshold requirement to trigger design review. In all cases, its effectiveness as a tool to address "mansionization" will depend on the ratio selected, what is included in floor area calculations, and enforcement.



Measuring Compatibility. Tools that allow you to calculate floor area, average setbacks and building heights are helping to set the standard for compatible infill construction.

family residential properties by using the hedonic price model.

"Zoning's Steep Price." Edward Glaeser and Joseph Gyourko. *Regulation*. Fall, 2002. (PDF 580.07 KB) 7-page article looking at the nation's tightest housing markets and the role of land-use regulation towards housing costs.

Building Regulations Ordinance. Town of Chevy Chase, MD. 2008. Web site with link to new ordinance creating a FAR provision, wall plane length and height standards, and overall house and accessory structure height limitations.

Building Regulations. Chevy Chase Village, MD. 2008 (PDF 113 KB) 23-page ordinance with FAR restrictions applicable to projects where fifty percent of walls are removed.



Changing Times. A volatile real estate market in many regions around the country is leaving some to question whether teardowns still make economic sense and can be profitable in the future.

Building Scale Workbook. City of Lake Forest, IL. 2005 (PDF 1.15 MB) 21-page workbook arranged with illustrations and descriptions for an interactive approach to calculate bulk.

Calculation Methods: Square Footage, Grading Calculations, Slope & Building Height. City of Santa Barbara, CA. (PDF 77 KB) 18-page issue paper clarifying calculation methods and referencing how other jurisdictions calculate items including FARs.

Chronology of zoning changes, 1989-2005. Village of Winnetka, IL. (PDF 1.78 MB) 16-page memorandum outlining zoning procedures and calculations for new construction, using a variable gross floor area standard rather than a FAR, by looking at the established size of existing houses in several representative neighborhoods on a range of lot sizes.

How-to-Guide to Calculate Sample Lot Areas. Village of Glencoe, IL. 2001. (PDF 118 KB) 3-page fact sheet illustrating lot areas and FAR formulas.

New Residential Standards Ordinance. Town of New Castle, NY. October 2005. (PDF 53.30 KB) 20-page proposed ordinance addressing FAR, gross land coverage, exterior wall height, and minimum contiguous buildable area.

Recommendations for Large Homes Zoning Ordinance Amendments. City of Davis, CA. March 15, 2003. (PDF 350.28 KB) 15-page staff report with analysis on survey of lot and house sizes to determine the range of actual FARs throughout the city, used as a threshold for design review.

Renovation Zoning. Preservation Chicago. IL. Web site with proposed new zoning classification called "Renovation Zoning," intended to encourage the preservation of existing housing in neighborhoods that do not meet standards necessary to be designated as Historic Landmark District.

SPOT LIGHT

House Size. The average American house size has increased by 138% since the 1950s. In 2006, the average floor area in a newly built home reached an all-time high of 2,434 square feet - up from an average 2,349 square feet in 2004, 1,645 square feet in 1975, 1,500 square feet in 1970, and 1,000 square feet in 1950. Today, it's not uncommon to see new houses built with more than 5,000 square feet in size.



1950s



1970s



1990s



2000s

Adrian Scott Fine | NTHP

Check out,

The Not so Big House. **Sarah Susanka.** Web site with links to publications on movement in response to oversized McMansions.

Village-Wide Lot Size and FAR Calculations. Chevy Chase Village, MD. (PDF 1.26 MB) 6-page report graphing information and calculations collected from state assessment records to determine FAR for the Village.

Form-Based Codes

A method of regulating development that shifts focus away from land use-based restrictions to physical form to achieve predictable results and promote the integration of compatible uses.

Form-Based Codes: An Introduction. Town of Brookline, MA. (PDF 431 KB) 8-page guide focused on form-based zoning codes, how they are used in other municipalities and counties and how they may be useful in Brookline.

Form-Based Codes: Implementing Smart Growth. Local Government Commission. Sacramento, CA. (PDF 3.96 MB) 8-page resource evaluating form-based codes.



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Preserving the Neighborhood. Local historic districts give residents a say in changes to their neighborhood as they occur over time.

Form Based Codes Institute (FBCI). Web site for FBCI including background on standards for the practice of form-based coding, education and outreach, and a discussion forum.

"Form-Based Land Development Regulations." Brian W. Ohm and Robert J. Sitkowski. *The Urban Lawyer*. Vol. 38, No. 1. 2006. (PDF 559.85 KB) 10-page article on legal aspects of implementing form-based codes.

"Form-Based Zoning." Zoning Practice. American Planning Association. May, 2004. David Rouse and Nancy Zobl. (PDF 1.72 MB) 8-page article on form-based development codes as alternative to conventional Euclidean zoning.

"Place Making with Form-Based Codes." Mary E. Madden and Bill Spikowski. *Landwrit*. Urban Land Institute. 2006. (PDF 2.34 MB) 5-page article with case studies showing form-based codes in operation.

Historic Districts (Locally Designated)

Across the country, locally designated historic districts protect sites and neighborhoods from demolition, insensitive alterations, and out of-character new construction. Many historic preservation laws include design guidelines that provide suggestions on how to build appropriately scaled additions and infill structures and may prevent the demolition of significant structures.

As communities consider adding new districts in the future, it will be important to keep up with the need to survey additional neighborhoods, including those built in the post-WWII period. Many houses targeted as teardowns date to this era, with several exceptional houses already demolished.

Fairfax County Zoning Ordinance. Administration of Historic Overlay District Regulations. VA. (PDF 57.97 KB) 7-page sample local historic preservation ordinance.

Frequently Asked Questions about Local Historic Districts. Georgia Historic Preservation Act. (PDF 99.31 KB) 2-page fact sheet answering commonly heard questions about local historic districts.

Historic Districts Are Good for Your Pocketbook: The Impact of Local Historic Districts on House Prices in South Carolina. South Carolina Department of Archives & History. January 2000. (PDF 734.59 KB) 13-page publication compiling results from four studies analyzing the impacts of historic district designation on property values in nine South Carolina communities.

Historic Preservation Ordinance. City of Lake Forest, IL. 2006. (PDF 155.08 KB) 24-page sample preservation ordinance.

Design Review in Historic Districts. Preservation Books. Rachel S. Cox. 2005. 16-page booklet outlining the legal framework for historic preservation ordinances, design review, tips for successful guidelines and case studies.

Historic Preservation. Village of Hinsdale, IL. Web site with links to

sample preservation ordinance, application forms and real estate riders.

Local Historic Districts. National Park Service. Web site explaining local historic districts, local design review and benefits.

Local Historic Preservation. Michigan.gov. Web site (specific to Michigan communities) with links to a model historic district ordinance and the process for establishing a historic district.

A Realtor's Question & Answer Guide to: Local Historic Districts & Landmarks. Athens-Clarke County. November 2002. (PDF 113.13 KB) 2-page brochure answering commonly heard questions about local preservation programs.

Portland Historic Resources Zoning Regulations. Portland Bureau of Planning. 2005. (PDF 1.69 MB) 8-page summary of important historic resources-related provisions of Portland's Zoning Code. See also for "Incentives."



Making Way for Good Design. A new house in Dallas with emphasis on the front porch maintains the character of the neighborhood.

Infill Ordinances

Infill in established neighborhoods can be positive and help bring reinvestment when it meets goals for retaining community character, especially as part of a neighborhood preservation or limited growth program. Increasingly communities are developing clear guidelines to ensure the infill "fits" in a particular neighborhood. Also see "Mansionization Ordinances."

Celebrating Compatible Design: Creating New Spaces in Historic Homes. Utah Heritage Foundation. Rob White. 2008. Web site with link to purchase 57-page book featuring examples of homes throughout Salt Lake City that have been added onto and incorporate contemporary design.

Compatible Residential Infill Development Ordinance. Salt Lake City, UT. December 13, 2005. (PDF 1.25 MB). 30-page ordinance establishing compatible infill standards through a three-step, tiered review process.

Design Character and Infill Design Standards Analysis for Carmel, California. Winter & Company. (PDF 436 KB) 2-page fact sheet outlining process undertaken to address increased development pres-

Historic Resource Surveys

Comprehensive approach to identify, survey and evaluate historic resources within a community, as a planning tool and public education and awareness-building approach.

Architectural Resources Survey. Town of Hinsdale, IL. 2001. Web site with summary of a comprehensive survey process, including PDF link to 57-page survey summary and inventory report.

SurveyLA. City of Los Angeles, CA. Web site on SurveyLA, first-ever comprehensive initiative to identify significant historic resources throughout the city.



Creativity Counts...In the Right Place. Contemporary design has its place but should be sited and designed to respect the character of an older neighborhood.



Adrian Scott Fine | NTHP

Changing Neighborhood Face. It's not uncommon for a new house to be three times the size of existing houses in a neighborhood, dramatically changing the character of a streetscape.

asures, including the generation of alternative development scenarios.

The Future of Infill Housing in California: Opportunities, Potential, Feasibility and Demand. California Business, Transportation, and Housing Agency. September 2005. (PDF 6.08 MB) 81-page study providing a statewide perspective on California's housing need through infill development, and analysis of opportunities.

Infill Development Guidelines for Shadowlawn. Virginia Beach, VA. (PDF 1.10 MB) 5-page guide outlining compatible development within the Shadowlawn Neighborhood.

Infill Design Project. City of Portland, Bureau of Planning. Web site and PDF links to initiative planned to improve the design of multi-dwelling and row house development in neighborhoods, including a series of infill housing prototypes and a 44-page white paper on infill design.

Infill Development Review. City of Raleigh, NC. (PDF 1.41 MB) 34-page power point presentation on infill, types of regulations, data documenting the scope, and recommendations.

Infill Development Standards and Policy Guide. New Jersey Department of Community Affairs, Office of Smart Growth, and Meadowlands Commission. June 2006. (PDF 3.58 MB) 467-page report on infill development, including challenges, opportunities and best practices.

Infill Ordinance Amendments. City of Atlanta. August, 2007. (PDF 1.49 MB and 68.46 KB) Web site to press release, 22-page preliminary recommendations and 13-page ordinance amending the City's 1982 Zoning Ordinance to better address issues associated with infill housing, tear-downs and McMansions. More

The Infill and Redevelopment Code Handbook. Transportation and Growth Management Program, Oregon Department of Transportation, Oregon Department of Land Conservation and Development. September 1999. (PDF 4.14 MB) 135-page resource for identifying and removing barriers to infill and redevelopment in urban areas.

Models and Guidelines for Infill Development. Maryland Department of Planning. October 2001. (PDF 622.71 KB) 52-page publication on Maryland's housing, including identifying barriers and components of infill, design elements and a model infill ordinance.

Neighborhood Plan Combining District: Options for Neighborhood Planning Areas. City of Austin. 2004. (PDF 1.78 MB) 18-page booklet summarizing eight infill special uses, designed to permit a greater diversity of housing types and to improve compatibility between existing neighborhoods and new development.

Promoting Infill & Compatible Design: Applying a Character Management System. Winter & Company. 2003. (PDF 3.80 MB) 8-



Is Bigger Better? Remodeling and expanding an existing house can be achieved in many cases without sticking out and looming over neighbors.



Adrian Scott Fine | NTHP

Details Count. A new infill house does not have to look old or reject contemporary design in order to fit in with the character of an historic neighborhood.

page resource discussing character management tools, reasons for encouraging compatible infill and design principles.

Report and Recommendations on Incompatible Teardown and Infill House Construction. City of Geneva, IL. 2002. (PDFs 927.32 KB and 109.98 KB) 39-page report with findings and recommendations, and 8-page summary of outcomes from a Mayor's Task Force on Teardown/Infill Development. More

Residential Infill Construction: A Review of County Laws, Regulations, and Practices. Office of Legislative Oversight. Montgomery County, MD. Craig Howard and Kristen Latham. February 13, 2007. (PDF 32 MB) 156-page report outlining the legal framework for residential infill, practices used for planning, and findings with recommendations.

Residential Infill Design Standards Project. City of Durango, CO. Web site outlining public participation process the City of Durango is undertaking in studying design standards for infill development within several established neighborhoods, with links to survey results, draft design guidelines and ordinances.

Residential Infill Development. Infill Task Force. Alexandria, VA. June 24, 2008. (PDF 9.26 MB) 25-page memo and ordinance defining infill, methods for regulating infill, available

approaches and recommendations.

Residential Infill Development and Associated Issues. City of Fairfax, VA. February 28, 2006. (PDF 321.12 KB) 14-page memorandum outlining analysis and recommendations regarding residential infill development within the city.

Small Scale Ground Oriented Residential Infill. Smart Choices for Developing Our Community. City of Edmonton, Canada. 2004. (PDFs 388.88 KB and 23.51 KB) Web site and 12-page excerpt from larger report with recommendations, including a small scale and medium density infill strategy and better ways to align community and developer expectations. [More](#)

Smart Infill: Creating More Livable Communities in the Bay Area. Stephen Wheeler, PhD, AICP. Greenbelt Alliance. 2002. (PDF 5.59 MB) 74-page publication intended as a guide for creating high-quality varieties of infill housing development in the Bay Area.

Strategies for Successful Infill Development. Northeast-Midwest Institute. Congress for the New Urbanism. 2001. 130-page publication with PDF links to eleven chapters, including community case studies and resources to help plan, design, approve and fund successful infill development.

Toronto Urban Design Guidelines – Infill Townhouses. City of Toronto, Canada. January 2003. (PDF 3.33 MB) 34-page publication intended to address development impacts, with a focus on protecting streetscapes while successfully integrating new development within existing housing patterns.

Yalecrest Compatible Infill Ordinance. Yalecrest Neighborhood Council. Salt Lake City, Utah. 2007. Web site with links to ordinance and summary.

Baseline Mansionization Ordinance and Summary. City of Los Angeles. Department of City Planning.

Mansionization Ordinances

In response to the “McMansion,” communities are passing local regulations specifically referred to as the “Mansionization” or “Anti-McMansion” ordinance. These are generally very similar to “Infill” ordinances and usually tied to changes to zoning and land-use standards within the community. Also see “Infill Ordinances” and “Zoning and Land Use.”

2008. (PDFs 188 MB and 750 KB) 35-page report on ordinance, ordinance and 4-page fact sheet summarizing analysis and findings for newly-passed ordinance that amends several provisions of the Los Angeles Municipal Code (LAMC) that deal with massing, scale, and size of new construction, additions to, and remodels on single-family residential zoned lots, protecting single-family lots from mansionization, or out-of-scale development, in established neighborhoods. [More](#)

Mansionization: Zoning Ordinance Revision Issue Paper. City of Rockville, MD. 2005. (PDF 209.22 KB) 16-page white paper discussing benefits and concerns related to mansionization, and possible alternative measures with recommendations.

Mansionization /FAR/Interim Control Ordinance (ICO). City of Los Angeles. Sunland-Tujunga Neighborhood Council. Web site with links on citywide draft ordinance which deals directly with massing and scale on residentially zone lots.

Proposed Mansionization Interim Control Ordinance and Interpretive Guide. Greater Valley Glen Council. CA. 2007. (PDF 61.46 KB) 8-page illustrated resource describing proposed mansionization ordinance.



Sheila Sorvan

Move it or Lose it. Houses deemed too small are gaining a second life when moved to safe sites, in some instances, preserved as affordable housing.

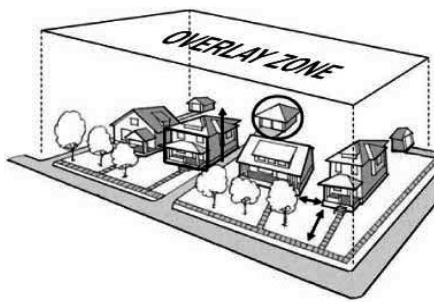
Residential Design and Compatibility Standards (the ‘McMansion Ordinance’). City of Austin, TX. September 28, 2006. (PDFs 1.57 MB and 1.51 MB) Web site with links to 26-page illustrated ordinance and 34-page power point presentation outlining new ordinance and procedures for greater central Austin. [More](#)

What to about... Mansionization... encourage, prohibit or simply manage: Community Impacts & Policy Alternatives. Metropolitan Washington Council of Governments. Institute for Regional Excellence. June 2006. 34-page report on mansionization and possible alternative measures with recommendations.

Moving Houses

If all else fails, some communities preserve houses by moving them to safe sites and placing permanent restrictions on their demolition and redevelopment through easement or covenants. Also see “Affordable Housing” and Easements & Covenants.”

Builders of Hope. Raleigh, NC. Web site of nonprofit organization that has relocated more than twenty four houses originally targeted as tear-downs.



Preservation Dallas

Overlay Your Standards. Overlay Zones are increasingly used to establish neighborhood-specific provisions to better manage development.

Island Affordable Housing Fund. Relocating “Teardowns” Helps Keep Affordable Housing on Martha’s Vineyard. Web site detailing House Moves program of Island Affordable Housing Fund that saves and moves houses targeted as teardowns.

Overlay Zones

An overlay zone is a special zoning classification that adds development and/or design constraints, such as special height and/or bulk controls, to the underlying zoning for a specified area or district.

Because overlay zones can respond to conditions specific to an existing neighborhood, they provide a targeted measure for protecting existing houses and discouraging incompatible development. Many local historic districts and conservation districts are adopted as overlay zones. Also see “Historic Districts” and “Conservation Districts.”

Hillcrest Design Overlay District, City of Little Rock. (PDF 37.57 KB) 7-page ordinance establishing an overlay zone to address new development within the Hillcrest area, a neighborhood listed on the National Register of Historic Places.

Infill Overlay Ordinance. DeKalb County, GA. February 14, 2006. Web site with links to 21-page ordinance,

FAQs, a power point presentation, and task force recommendations.

Neighborhood Stabilization Overlay. City of Dallas, TX. (PDFs 1.53 MB and 325.22 KB) 25-page power point presentation and 11-page ordinance passed by the City of Dallas creating a new residential overlay tool and process to ensure new single-family structures are compatible with existing neighborhoods. [More](#)

Northside Residential Overlay District. City of Wheaton, IL. 2005. (PDF 1.63 MB) 8-page ordinance establishing a new overlay district to help preserve and enhance the unique historic character of Wheaton’s Northside residential neighborhood.

Overlay Zoning. Center for Land Use Education. (PDF 2.32 MB) 4-page fact sheet outlining the basics of overlay zoning, including the pros and cons.

Residential Infill Design Project. City of Durango, CO. Web site outlining the City of Durango’s Residential Infill Design Project for five specific neighborhoods

Pattern Books

Similar to design guidelines, pattern books encourage the construction of houses that reinforce community character by providing examples of compatible design and design techniques.

Community First. Naperville, IL. Web site for organization developed to create solutions to redevelopment within the community, including links to the 2002 publication, “*Workbook for Successful Redevelopment, An Idea and Resource Guide for building in established neighborhoods.*”

Pattern Book for Norfolk Neighborhoods. City of Norfolk, VA. Web site with PDF links to 70-page publication with details and recommen-



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Getting Involved. In Austin, residents of Travis Heights neighborhood are advocating for stronger tools to address teardown issues.

dations for renovating and building new houses in Norfolk.

Residential Design Guidelines Pattern Book. Old Conway Design Overlay District. City of Conway, Arkansas. (PDF 3.49 MB) 44-page illustrated document provides guidance for new construction and additions within the Old Conway Design Overlay District.

Public Participation & Visioning

Public participation and visioning provides a means to gather the most diverse collection of options, perspectives, and values from the broadest spectrum of the public in a community, allowing leaders to make better and more informed decisions. In addition, public participation benefits stakeholders by creating an opportunity to provide comment and influence decisions.

Am I McMansion or Not? Contest. *The Austin Chronicle*. Web site with interactive “Bloat-O-Meter” survey rating more than 25 houses in Austin with commentary results.

Chevy Chase Village, MD. Web site with many links to a comprehensive approach to public participation efforts as part of a building and zoning code review process.



Adrian Scott Fine / NTHP

Starting from Scratch. Developers prefer a clean slate in order to rebuild, whereas trees and other mature vegetation often get in the way.

Citizens Attitude Survey. Citizens for Glen Ellyn Preservation. 2002. (PDFs 194.44 KB and 108.54 KB) 22-page summary of outreach, methodology and findings with recommendations from community survey through nine percent response rate on tear-downs and new development. More

Community Survey. Town of Westport, CT. April, 2007. (PDF 248.75 KB) 31-page report outlining survey intended to provide resident input on quality of life, local natural resources and open space, development, facilities, and area transportation.

Durango Residential Infill Design Standards Project. City of Durango, CO. 2005. (PDF 290 MB) 4-page summary of a design workshop inviting the public to identify assets and issues for five older residential neighborhoods, as part of an overall effort studying design standards for infill development.

Hinsdale 2025. Solutions Exploration Group (SEG) 5 – Right Housing. Village of Hinsdale, IL. (PDF 119 KB) 9-page outline of recommendations for a design review commission by a task force created as part of larger planning process to address housing and tear-downs to determine appropriate regulations and processes to ensure that new single family homes reflect the character desired by the Village of Hinsdale.

Infill Design Open Houses. Design Preferences Survey, Design Is-

sues and Priorities Questionnaire. City of Portland, OR. 2004. (PDF 862.47 KB) 38-page report by the Portland Bureau of Planning with results following a series of “open houses” inviting the public to share their input through a design preferences survey and questionnaire.

Neighborhood Conservation Strategy. Chevy Chase Village, MD. (137.75 KB) 4-page summary of community workshops focused on street-scape features, site features, building features, issues and concerns.

Neighborhood Development Guidelines: Teardowns and In-fill Housing. City of Minneapolis, MN. 2006. Web site describing public participation process regarding tear-downs and identification of important neighborhood qualities.

Preserve newsletter. Citizens for Glen Ellyn Preservation. 2007. (PDF 138 KB) 3-page example of newsletter produced by a local organization, including citizen survey results and recommendations.

Public Workshop Findings. Revision of Residential Zoning. Village of Riverside, IL. 2004. (PDF 331 KB) 9-page findings from public workshop with input from residents on building styles, height considerations and bulk regulations.

Residential Construction. Village of Skokie, IL. (PDF 45 KB) 3-page fact sheet with frequently asked questions on teardowns.

Residential Infill Design Project – Survey. City of Durango, CO. Web site with links to a citizens survey and results, including a compilation broken out by subcategories and neighborhoods.

Silver Hill Design Guidelines Task Force and Process. City of Albuquerque, NM. 2007. (PDFs 114 KB and 101 KB) Meeting notes outlining task force roles, project timeline and public participation for developing design guidelines to protect the character of the Silver Hill Historic District. More



Dave Mallow / WestportNOW.com

Tearing Down isn't Sustainable. Communities cannot build their way to a sustainable future by tearing down and throwing away a renewable resource.

Toolkit for Successful Redevelopment: A Guide to Building in Established Neighborhoods. City of Naperville, IL. Web site with PDF links to getting started, planning your project, designing your site, getting your utilities, completing your application, building your house, and understanding work site regulations.

Town of Breckenridge Vision Plan. Breckenridge, CO. 2002. (PDF 4.62 MB) 47-page vision plan for historic mountain town outlining visioning process and vision statement.

A Vision Statement: A Must for All Communities. Smart Growth Survival Kit. Association of New Jersey Environmental Commissions. (PDF 64.81 KB) 4-page resource outlining tools for visioning, elements of and ways to get the public involved.

Real Estate Riders

Attached to real estate contracts, real estate riders are intended to explain the history of the community and its continuing commitment to maintain its overall character.

Real Estate Rider. City of Lake Forest, IL. 1998. (PDF 7.51 KB) 1-page sample real estate rider regarding the city's desire to maintain the existing community character.

Real Estate Rider. Village of Hinsdale, IL. (PDF 60.87 KB) 1-page sam-

ple real estate rider regarding the city's desire to maintain the existing community character.

Sustainability

Sustainable development and green building practices include the conservation and improvement of our existing built resources, where re-using historic and older residences, greening the existing building stock, and reinvestment in older and historic communities, is crucial to combating climate change. Also see "Construction & Demolition Debris."

Affordable Green Guidelines. The American Institute of Architects (AIA). Web site featuring ten guidelines for Green Building practices as a part of housing design.

Boulder County BuildSmart Program. Boulder County, CO. 2008 (PDF 107 KB) 11-page overview on BuildSmart program to encourage high performing sustainable development and redevelopment through education, regulation and incentives.

Historic Preservation's Essential Role in Fighting Climate Change. Richard Moe. National Trust for Historic Preservation. Web site with speech given on preservation's role in curbing climate change and as a sustainable approach.

It's About How and Where We Build: Connecting Energy and Smart Growth. Naomi Friedman. Environmental and Energy Study Institute. 2006. (PDF 282.58 KB) 15-page paper analyzing how and where we build, barriers, and the opportunities to integrate energy into design.

"Show You're Green": Affordable Green Housing. Rick Harlan Schneider. Newsletter of the Committee on the Environment (COTE). The American Institute of Architects (AIA). Web site with article on benefits to inte-



Saving Trees. The loss of trees at the expense of teardowns has prompted an increase in communities establishing tree ordinances.

grating energy-efficient building systems and green materials into well-designed housing.

The Sustainable House. Live Green, Live Smart, LLC. Minneapolis, MN. 2007. (PDF 4.04 MB) 51-page power point presentation focused on creating a global "green community," with a case study of the LEED for Homes Pilot Project® involving a green rehab of a typical 1940s house.

Teardowns. May T. Watts Appreciation Society. Web site with easy-to-use calculator that combines the functionality of the embodied energy concept models with the demolition debris calculator.

Transfer of Development Rights (TDRs)

TDRs are a market-based technique that encourages the voluntary transfer of growth from places where a community would like to see less development (called sending areas) to places where a community would like to see more development (called receiving areas).

A Preservationist's Guide to Urban Transferable Development Rights. Preservation Books. Jennifer Cohoon McStotts. 2008. 22-page booklet outlining TDRs, key terms, application to teardowns, the flexibility of TDRs and lessons learned.

Land Use TDR/House-Size Program. Boulder County, CO. Web site outlining innovative proposal to use TDRs to address house size issues.

Tree Ordinances

Tree ordinances help to preserve mature tree canopies in construction zones by restricting tree removal and by requiring protective fencing and tree replacement.

Community Tree Management Ordinance. Athens-Clarke County, GA. 2005. Web site with link to ordinance and resources nationally.

The Framework of Community Tree Ordinances. Georgia Forestry Commission. 2004. (PDF 1.31 MB) 7-page resource including sample tree preservation ordinance.

Guidelines for Developing and Evaluating Tree Ordinances. Elizabeth A. Bernhardt and Tedmund J. Swiecki of Phytosphere Research. 2001. (PDF 1.65 MB) 181-page publication with links to resources to help develop and evaluate tree ordinances while also integrating them within an overall tree management program.

Model Tree Preservation Ordinance. Scenic America. Web site including seven guidelines that should be considered by communities developing tree preservation ordinances.

Neighborhood Trees. Bryker Woods Neighborhood Association. Austin, TX. Web site identifying threats to trees and links to resources.

Tree Ordinance. City of Charlotte, NC. Web site including PDF link to tree ordinance, checklists and guidelines.

Tree Ordinance Development Guidebook. Georgia Forestry Commission. 2005. (PDF 1.10 MB) 26-page resource to help revise or de-

velop a new tree ordinance, including forming working groups, getting support and evaluating needs.

Tree Preservation Ordinances. National Association of Home Builders. Web site with analysis on tree preservation ordinances and developing a community's perspective regarding various approaches and their effectiveness.

Tree Protection Ordinance. City of Pasadena, CA. 2002. Web site with various PDF links, including Design Guidelines for Protection of Trees During Construction and Sample Tree Inventory and Protection Zones.

Tree Preservation, Residential Building Height and Lot Width Standards. City of Bloomington, MN. 2006. Web site with PDF links to ordinances addressing tree preservation standards, lot width requirements and height limits for single-family and two-family homes.

Web Sites, Blogs & Films

Increasingly community web sites, blogs and films are being used to form discussion groups and build awareness. It's important to help people stay informed and up-to-date on the issues. Be prepared for the creation of blogs that are also intended to misconstrue the facts and defeat efforts to better manage teardowns.

After the Dust Settles. Moonlight Communications. 2008. Documentary on teardowns and loss of mid-century house in NC.

Austin Contrarian. Community blog to discuss the "McMansion Ordinance" and other zoning and economic implications in Austin, TX.

Baristanet. Web site with community news and blog, including interactive mapping of teardowns intended as an evolving document chronicling change in Montclair, NJ.

Bel-Air Community Association. Blog to inform and discuss a proposed "Anti-Mansionization" ordinance for the city of Los Angeles, CA.

Built Environment in Layman's Terms BELT. Blog documenting the loss of a 1950s house as a teardown in St. Louis County, MO.

Citizens for Glen Ellyn Preservation. Web site for Glen Ellyn, IL, to help communicate about efforts to address teardowns and ways to safeguard the Village's distinctive character through sensible planning and growth.

Columbia Neighbors for Appropriate Intown Development (CNFAID). Web site for Columbia, SC, and efforts to advocate for amendments to the zoning regulations.

Community First. Web site for Naperville, IL, started to encourage compatible redevelopment of established neighborhoods, including the *Workbook for Successful Redevelopment* publication.

Houstonist and Home in the Heights. Web site with "Teardowns of the Week" feature and community blog on Houston Heights Neighborhood in Houston, TX.

Kenilworth Matters. Community web site and resource for Kenilworth, IL, focused on planning efforts in response to teardowns, including demolition stats, updates and "tools."



Taking a Stand. Residents are increasingly becoming active and taking back control of their neighborhoods.



NoMcMansions. Web site of the Dallas Citizens for Responsible Development with updates on legislation affecting teardowns and updates.

Our Vanishing Past. New Jersey Public Television and Radio. 2008. Documentary on state's historic places and threats, with focus on teardowns.

Preserve Midtown. Web site on teardowns and environmental issues, including many links to resources and video of community forum regarding teardowns in Midtown, Tulsa, OK.

Save Ardmore Coalition. Web site and community discussion blog for Lower Merion Township, PA.

Save Hillcrest. Community blog on teardowns in the Hillcrest neighborhood in Little Rock, AR.

Tear Downs. Community blog on teardown issues in Raleigh, Durham and Chapel Hill, NC.

Teardown Post. Web site and blog featuring current stories and comments on related topics surrounding real estate trends and infill construction.

WestportNow. Web site with community news and information source for Westport, CT, tracking teardowns through interactive mapping and a "Teardown of the Day" feature.

Zoning & Land Use

These laws serve as the primary regulatory instrument for regulating development and implementing the general plan. As such, they divide a community into districts or “zones,” wherein certain uses may be specifically permitted or prohibited and the size and placement of structures may be restricted. Often outdated—many zoning laws date from the 1950s and 1960s, they promote teardowns and incompatible development, because they allow infill or replacement houses that far exceed the size of existing homes. A number of communities are revising their laws to ensure that new construction is more in scale with existing houses in established neighborhoods. Also see “Infill Ordinances” and “Overlay Zones.”

Blueprint Denver. City of Denver, CO. Web site with links to project history, presentations and timeline to undertake a comprehensive update of the City’s Zoning Code, promoting a context-based approach that will preserve neighborhood character. [More](#)

Building Scale and Environment. City of Lake Forest, IL. 2006. (PDF 120.73 KB) Ordinance intended to maintain the existing character of the community through reasonable performance standards, including maximum building size, lot area calculation, building height, exceptions, and demolition permit process.

Interim Ordinance for Alternative Development Standards. Sacramento, CA. April 3, 2007. (PDF 656.87 KB) 12-page resolution and interim ordinance governing single-family residential massing, setback and lot coverage regulations.

Zoning Recommendations. Village of Lemont, IL. October 10, 2006. (PDF 79.95 KB) 6-page memorandum on zoning recommendations with information from county tax assessor records to calculate mean lot size and mean floor area.

Lot Coverage. Arlington County, VA. Web site to help property owners gauge the impact of lot coverage zoning parameters on properties in the County, including Lot Coverage Zoning Ordinance Amendment.

Residential Bulk Regulations. Village of Lincolnshire, IL. 2007. Web site with bulk regulations (building height, setbacks and other lot restrictions) for single-family residence districts.

Teardown Regulations. Village of Lincolnshire, IL. 2004. Web site summary of local efforts to review and revise zoning regulations, in response to teardowns.

Traditional Neighborhood Development (TND). Toolkit of Best Practices. Georgia Quality Growth Partnership. Web site with links for implementing TND, model ordinances, and analysis on the effectiveness of the TND approach.

Single-Family Design Review and Guidelines. City of San Mateo, CA. (PDF 1.20 MB) Web site detailing zoning code provisions pertaining to second story additions, new two-story residences and new residences involving the demolition (substantial removal) of the existing residence, including also 32-page Single-Family Design Guidelines.

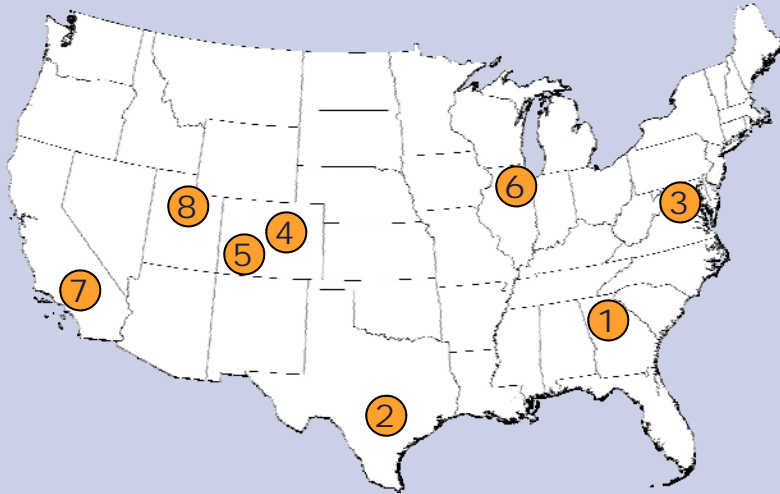
User-Friendly Zoning Code. City of Glencoe, IL. 2007. (PDF 173 KB) 21-page user-friendly guide to assist homeowners, architects and contractors to better submit a complete building permit package for permit review.

Zoning Code Exceptions for Older Homes. Village of Hinsdale, IL. Web site with link to Hinsdale Zoning Code and three amendments that grant exceptions to older homes, including roof height extensions, the construction of detached garages, and the calculation of floor area.

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COMMUNITY SPOT LIGHTS



1. Atlanta, GA

Population:

City of Atlanta, 498,109 (2007)

DeKalb County, 723,602 (2006)

2. Austin, TX

Population: 743,074 (2007)

3. Chevy Chase, MD

Population:

Chevy Chase Village, 2,043 (2000)

Town of Chevy Chase, 2,726 (2000)

4. Denver, CO

Population: 588,349 (2006)

5. Durango, CO

Population: 15,614 (2007)

6. Kenilworth (Chicagoland), IL

Population: 2,494 (2000)

7. Los Angeles, CA

Population: 4,045,873 (2008)

8. Salt Lake City, UT

Population: 178,858 (2006)

ATLANTA



After nearly five years of analysis, debate and a temporary moratorium on development, the Atlanta City Council unanimously voted in 2007 to amend the 1982 Zoning Ordinance to provide new limits on infill housing. With modifications made as a result of compromises, the amendments allow Floor Area Ratios to be inserted as part of zoning categories, the inclusion of above-grade basements and attics as livable space, and the establishment of grade calculations of the land. Teardowns and appropriate infill design have also been issues for the surrounding DeKalb County, which formed an Infill Task Force in 2004 and passed an Infill Overlay Ordinance in 2006.

Infill Ordinance Amendments. City of Atlanta. August, 2007. (PDF 1.49 MB and 68.46 KB) Web site to press release, 22-page preliminary recommendations and 13-page ordinance amending the City's 1982 Zoning Ordinance to better address issues associated with infill housing, teardowns and McMansions. [More 1](#), [More 2](#)

Infill Overlay Ordinance. Infill Task Force. DeKalb County, GA. February 14, 2006. Web site with links to 21-page ordinance, FAQs, a power point presentation, and task force recommendations.

Additional Resources:

- Atlanta City Council, Mary Norwood
- Atlanta Infill Development Panel
- Atlanta Preservation Center
- Atlanta Urban Design Commission
- DeKalb (County) Infill Task Force
- Georgia Trust for Historic Preservation
- Protect Livable Atlanta Neighborhoods (PLAN)

AUSTIN



Adrian Scott Fine | NTHP

The City of Austin has been examining the impacts of infill development for a number of years, approving in 2000 the Infill Special Uses, a set of land use options for neighborhood planning areas, and the “McMansion Ordinance” in 2006. The latter has been more controversial, limiting the size of new houses through a Floor Area Ratio standard. The measure also requires new buildings to fit within an “envelope” meant to keep new construction from crowding its neighbors. “The measure was a compromise,” said Austin resident Danette Chimenti who served on a task force working on the ordinance. “It hasn’t been a cure-all. It hasn’t totally stopped some of the out-of-scale development that was happening in neighborhoods.”

Am I McMansion or Not? Contest. *The Austin Chronicle*. Web site with interactive “Bloat-O-Meter” survey rating more than 25 houses in Austin with commentary results.

Austin Contrarian. Community blog to discuss the “McMansion Ordinance” and other zoning and economic implications in Austin, TX.

Neighborhood Plan Combining District: Options for Neighborhood Planning Areas. City of Austin. 2004. (PDF 1.78 MB) 18-page booklet summarizing eight infill special uses, designed to permit a greater diversity of housing types and to improve compatibility between existing neighborhoods and new development.

Neighborhood Trees. Bryker Woods Neighborhood Association. Austin, TX. Web site identifying threats to neighborhood trees and links to resources.

Residential Design and Compatibility Standards (the ‘McMansion Ordinance’). City of Austin, TX. September 28, 2006. (PDF 1.57 MB and 1.51 MB) Web site with links to 26-page illustrated ordinance and 34-page Power Point presentation outlining new ordinance and procedures for greater central Austin. [More](#)

Additional Resources:

- Bryker Woods Neighborhood Association
- Heritage Society of Austin
- Historic Travis Heights
- Preservation Texas
- West Austin Neighborhood Group

CHEVY CHASE



Adrian Scott Fine | NTHP

A divide over the size of new houses has been the focus of much debate since the Town of Chevy Chase implemented a six month moratorium on new construction in 2005 – not to be confused with the nearby Chevy Chase Village which also passed a moratorium, in this case, in 2007 for a period of fifteen months. Inner-ring, suburb communities making up the Washington, DC metro area are addressing teardowns through various approaches. In the Town of Chevy Chase, placed in the national spotlight in 2005 through a *60 Minutes* story on teardowns, a five-year effort has culminated in the passage of a new Building Regulations Ordinance in 2008. Some key provisions include new standards for Floor Area Ratio, wall plane length and height, and overall house and accessory structure height limitations. In June of 2008, Chevy Chase Village followed suit and also passed a new set of building codes addressing mansionization issues.

Building Regulations. Chevy Chase Village, MD. 2008 (PDF 113 KB) 23-page ordinance with FAR restrictions applicable to projects where fifty percent of walls are removed.

Chevy Chase Village, MD. Web site with many links to a comprehensive approach to public participation efforts as part of a building and zoning code review process.

The Economic Impact of Proposed FAR Regulations. Town of Chevy Chase, MD. John E. Petersen. April 28, 2008. (PDF 158 KB) 28-page report outlining studies of housing price determinants, impact of historic districts on single-family housing prices, and experiences of other jurisdictions.

Neighborhood Conservation Strategy. Chevy Chase Village, MD. (137.75 KB) 4-page summary of community workshops focused on streetscape features, site features, building features, issues and concerns.

Residential Infill Construction: A Review of County Laws, Regulations, and Practices. Office of Legislative Oversight. Montgomery County, MD. Craig Howard and Kristen Latham. February 13, 2007. (PDF 32 MB) 156-page report outlining the legal framework for residential infill, practices used for planning, and findings with recommendations.

Temporary Moratorium Ordinance. Chevy Chase Village, MD. March 12, 2007. (PDF 81 KB) 10-page ordinance outlining the purpose of establishing a emergency moratorium ordinance due to increasing development pressure, thereby prohibiting the processing of any and all applications for any building permits involving any demolition, construction or erection of any building(s) until the ordinance expires.

Village-Wide Lot Size and FAR Calculations. Chevy Chase Village, MD. (PDF 1.26 MB) 6-page report graphing information and calculations collected from state assessment records to determine FAR for the Village.

Additional Resources:

- Montgomery County In-Fill Development Task Force
- Preservation Maryland

DENVER



Adrian Scott Fine | NTHP

Through an unprecedented effort, the City of Denver is undertaking a comprehensive update of its Zoning Code to be more context sensitive and “form-based” in approach. Planned in four phases, the nearly five-year effort is anticipated to be complete and adopted by the City Council in 2009. This effort is partly in response to teardowns and other development pressures impacting the city’s unique

character and neighborhood livability. As envisioned, the Denver form-based code will emphasize building “form” (versus just “use”) to assure a building’s general shape, massing, height, and orientation positively contribute to the existing or desired neighborhood context. A 2002 planning initiative known as Blueprint Denver provided the vision and initial strategy to begin this effort, also intended to streamline the development review process and promote more sustainable development at all scales.

Blueprint Denver. City of Denver, CO. Web site with links to project history, presentations and timeline to undertake a comprehensive update of the City’s Zoning Code, promoting a context-based approach that will preserve neighborhood character. [More](#)

Additional Resources:

- Colorado Preservation, Inc.
- Denver Infill Blog
- Denver Landmark Preservation Commission
- Historic Denver

DURANGO



Winter & Company

With a comprehensive public participation process, the City of Durango has been studying design standards for infill development within established residential neighborhoods. Efforts have included a series of visioning workshops that address issues related to building trends within specific neighborhoods, visual models that show the potential build-out of existing and potential regulations, and an outline of design standards.

Design Guidelines for Established Neighborhoods. City of Durango, CO. (PDF 6.0 MB) 40-page guide for improvements in the older core area neighborhoods of the city, addressing basic elements of design related to building mass and scale and site design, to facilitate designs that will be compatible with their neighbors, while also facilitating creative, new design approaches.

Report on Potential Changes to the Residential Development Standards; Modeling Scenarios for East Animas Neighborhood; and Defining the Character of the Neighborhood. City of Durango, CO. 2005. (PDF 1.12 MB, 2.78 MB and 1.52 MB) 20-page report presenting recommendations for amendments to the zoning standards for the City of Durango that address development in the single family and duplex zone districts; 6-page illustrated analysis of existing and potential development in the East Animas Neighborhood; and 2-page worksheet on assessing neighborhood character. [More](#)

Residential Infill Design Standards Project. City of Durango, CO. Web site outlining public participation process the City of Durango is undertaking in studying design standards for infill development within several established neighborhoods, with links to survey results, draft design guidelines and ordinances.

Residential Infill Design Project. City of Durango, CO. Web site outlining the City of Durango's Residential Infill Design Project for five specific neighborhoods

Residential Infill Design Project – Survey. City of Durango, CO. Web site with links to a citizens survey and results, including a compilation broken out by subcategories and neighborhoods.

Additional Resources:

- City of Durango
- Colorado Preservation, Inc.



With more than 30-plus communities in the Chicagoland area impacted by teardowns, the north shore Village of Kenilworth is symbolic of the response from residents and civic leaders throughout the region. The National Trust for Historic Preservation included Kenilworth on its 2006 list of *America's 11 Most Endangered Historic Places*, citing the teardown trend that has claimed dozens of homes among the Village's stock of about 800 residences, many replaced by multimillion-dollar homes. Chicagoland communities are

responding to the issue in various ways, including sharing best practices and networking through the Chicago Suburban Alliance organization. In Kenilworth, residents are advocating for more effective tools, in addition to a six-month demolition delay process that is now in place.

Kenilworth Community Forum. Kenilworth, IL. November 16, 2004. (PDF 1 MB) 47-slide power point presentation with community survey results on development impacts to the existing character of Kenilworth, including 5 community goals and sample tools.

Kenilworth Demolition Delay Ordinance. Village of Kenilworth, IL. 2004 (PDF 143 KB) 26-page ordinance outlining demolition and delay procedures.

Kenilworth Matters. Community web site and resource for Kenilworth, IL, focused on planning efforts in response to teardowns, including demolition history, latest updates and teardown "tools."

Additional Resources:

- The Chicago Suburban Alliance
- Landmark Illinois



In May of 2008, the Los Angeles City Council unanimously passed the Baseline Mansionization Ordinance, applying to 300,000 properties in single-family residential zones throughout the city. Under the new ordinance, a new home on a typical lot will be limited to approximately 3,000 square feet in size. "This ordinance is about preserving neighborhood character," City Councilmember Tom LaBonge said. "We wanted to make sure that neighborhoods that we know and love are protected by the proper zoning laws."

Baseline Mansionization Ordinance and Summary. City of Los Angeles. Department of City Planning. 2008. (PDFs 188 MB and 750 KB) 35-page report on ordinance, ordinance and 4-page fact sheet summarizing analysis and findings for newly-passed ordinance that amends several provisions of the Los Angeles Municipal Code

(LAMC) that deal with massing, scale, and size of new construction, additions to, and remodels on single-family residential zoned lots, protecting single-family lots from mansionization, or out-of-scale development, in established neighborhoods. [More](#)

Bel-Air Community Association. Blog to inform and discuss a proposed “Anti-Mansionization” ordinance for the City of Los Angeles, CA.

Mansionization /FAR/Interim Control Ordinance (ICO). City of Los Angeles. Sunland-Tujunga Neighborhood Council. Web site with links on citywide draft ordinance which deals directly with massing and scale on residentially zone lots.

Proposed Mansionization Interim Control Ordinance and Interpretive Guide. Greater Valley Glen Council. CA. 2007. (PDF 61.46 KB) 8-page illustrated resource describing proposed mansionization ordinance.

SurveyLA. City of Los Angeles, CA. Web site on SurveyLA, first-ever comprehensive initiative to identify significant historic resources throughout the city.

Wilshire Park Interim Control Ordinance #178008 City of Los Angeles, CA. 2006. (PDF 485 KB) 7-page ordinance outlining interim controls to prevent the demolition of important historic buildings and limit development that is inconsistent with the Wilshire Park neighborhood.

Additional Resources:

- California Preservation Foundation
- Los Angeles Conservancy

SALT LAKE CITY



In 2005, Salt Lake City enacted a citywide Compatible Infill Development Ordinance for several residential zoning districts. As part of this legislation, a new three-step, tiered review process was established. The ordinance pertains to a

variety of aspects related to infill construction, including height restrictions, front yard setbacks and lot coverage formulas, requirements for attached and detached garages, public notification and penalty procedures, new provisions for additions, and a clearer definition for demolition within the city.

Celebrating Compatible Design: Creating New Spaces in Historic Homes. Utah Heritage Foundation. Rob White. 2008. Web site with link to purchase 57-page book featuring examples of homes throughout Salt Lake City that have been added onto and incorporate contemporary design.

Residential Infill Development Ordinance. Salt Lake City, UT. December 13, 2005. (PDF 1.25 MB). 30-page ordinance establishing compatible infill standards through a three-step, tiered review process.

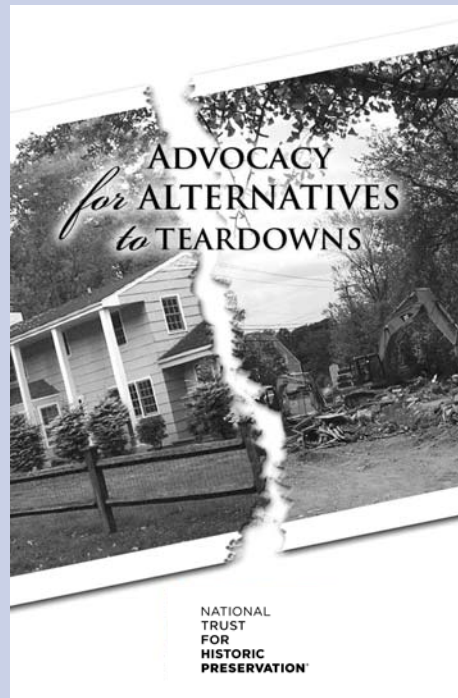
Yalecrest Compatible Infill Ordinance. Yalecrest Neighborhood Council. Salt Lake City, Utah. 2007. Web site with links to ordinance and summary.

Additional Resources:

- Salt Lake City, City-Wide Historic Preservation Master Plan
- Utah Heritage Foundation

RESOURCE

Advocacy is essential. (PDF 1.03 MB) Use this 11-page step-by-step guide to advocate for tools and strategies for managing teardowns.



NATIONAL TRUST FOR HISTORIC PRESERVATION®

Historic preservation helps people protect, enhance and enjoy the places that matter to them. No place is more personal than where you live, your home, and neighborhood. As teardowns impact our communities, the National Trust for Historic Preservation is here to help.

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RESOURCES

Preservation Books. In addition to the tools available online, check out these publications as you make a case and advocate for alternatives to tear-downs in your community.

www.PreservationBooks.org

- *A Layperson's Guide to Preservation Law: Federal, State, and Local Laws Governing Historic Resource Protection.*
- *Blueprint for Lobbying*
- *Building Support Through Public Relations: A Guide for Nonprofit Organizations.*
- *The Community Design Assessment: A Citizen's Planning Tool.*
- *Design and Development: Infill Housing Compatible with Historic Districts.*
- *Design Review in Historic Districts.*
- *The Economics of Historic Preservation: A Community Leader's Guide.*
- *Getting to Know Your 20th Century Neighborhood.*
- *Historic Homes Tours: Showcasing Your Community's Heritage.*
- *Maintaining Community Character: How to Establish a Local Historic District.*
- *Preserving Resources from the Recent Past.*
- *Protecting America's Historic Neighborhoods: Taming the Teardown Trend.*
- *Protecting Older Neighborhoods Through Conservation District Programs.*
- *Protecting Potential Landmarks Through Demolition Review.*
- *Reviewing New Construction Projects in Historic Areas.*
- *Takings Law in Plain English*