

# PD-H05

## HOW TO DEVELOP A TOD SUPPORTIVE ZONING FRAMEWORK



Guideline for the government to prepare/revise TOD supportive zoning ordinances, including revisions for pedestrian activities, urban design and parking restrictions.

*Type: Step-by-Step Guide*



**Disclaimer:** The Transit-Oriented Development Implementation Resources & Tools knowledge product is designed to provide a high-level framework for the implementation of TOD and offer direction to cities in addressing barriers at all stages. As the context in low and middle-income cities varies, the application of the knowledge product must be adapted to local needs and priorities, and customized on a case-by-case basis.  
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## 01

### REVIEW & ASSESS EXISTING REGULATIONS

- Identify existing regulations that do not work, are obsolete, are not developer friendly and/or are being constantly superseded during site plan approval stage.
- Identify local and national mandates or policies for ensuring safe roads for all users.
- Evaluate whether existing FARs are being utilized—this also provides an indication of market demand and absorption potential.
- Assess if the regulations include urban design, pedestrian and cyclist access, and general road safety design guidelines.



#### DATA SOURCES

- Land Use as per Master Plan/Development Plan/ Comprehensive plan/ Overlays if applicable
- Building Regulations
- Street Design Guidelines
- Relevant Policies and Codes

## 02

### ENGAGE DEVELOPERS IN MODIFYING DEVELOPMENT NORMS

Organize a workshop with multiple developers to identify:

- Shortcomings of existing regulations
- Which regulation's work and what needs to change
- Which regulation's need to be included



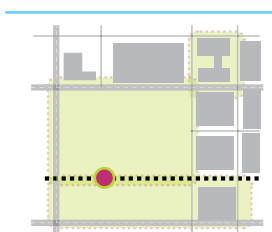
## 03

### ASSESS & DOCUMENT EXISTING GROUND CONDITIONS

Based on the various scales of intended interventions, to gain an understanding of the existing or desired nature of development, parameters to be studied shall include:

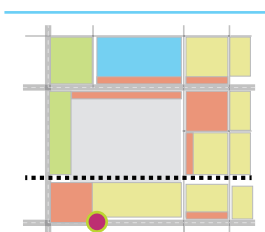
#### STATION AREA CHARACTER

Site History | Population | City-wide Context



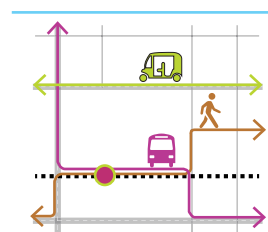
#### DEVELOPMENT

Existing/Proposed Land Use | Surrounding Buildings | Land Ownership | Incentives for financial tools for builders to enable road safety | Speed zones



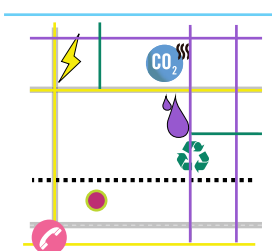
#### ACCESSIBILITY

Pedestrian and Bicycle Network and safety | Safe access to mass transit | Feeder Transport network | First and last mile connectivity



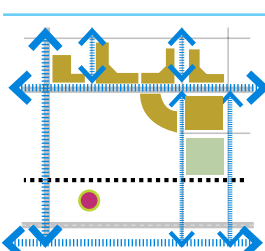
#### EXISTING INFRASTRUCTURE

Roadways | Utilities | Safety assessment for all road users | Public Facilities



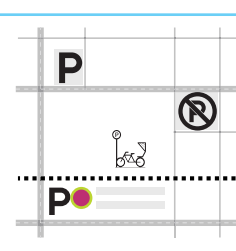
#### URBAN DESIGN

Street Grid and inventory | Setbacks | Heights | Building Forms | Open Spaces | Traffic calming and safety elements



#### PARKING

On-Street | Off-Street | Legal and Illegal Spaces | Park and Ride | Cycle parking | IPT parking | Parking Tariffs



## 04

## ESTABLISH TOD ZONING VARIATIONS

**TOD Zones**

- Core Area
- Primary Zone
- Influence Zone

**Built Form**

- Building Use
- Plot Size
- Building Height
- FAR and TDR
- Incentives enabling road safety

**Transport**

- Road Width
- Travel Lanes
- Road Types
- Speed zones
- Travel restrictions and closures, for walking and cycling zones

**Special Area**

- TOD Typologies
- Heritage Area
- Tax districts for financing TOD and road safety improvements
- Others

**Miscellaneous**

- Topography
- Natural Features
- Physical Barriers
- Physical Barriers
- Infrastructure and green cover.

## 05

## UPDATE/AMEND CITY DEVELOPMENT REGULATIONS/ORDINANCE (DCRS)

Replace existing regulations where possible or create new transit supportive regulations related to (at minimum):

PD-R02 TOD ZONING CODE TEMPLATE

- Setbacks
- Block Width
- Complete Streets Standard
- Pedestrian & Bicycle Standards
- Suggested Land Use Mix
- Density Matrix
- Street Frontage
- Parking

To establish statutory relevance, one of the following options could be utilized:

**OPTION 01:**

Include a TOD chapter in Master Plan/Development Plan/ Comprehensive Plan as an amendment

**OPTION 02:**

Create a TOD policy as a special law that supersedes the existing regulations

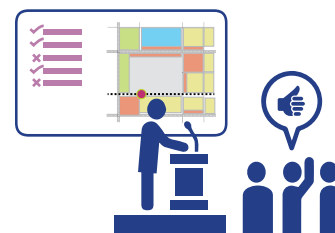
**OPTION 03:**

Establish a TOD overlay district as a special area in existing development regulations

## 06

## INITIATE DEVELOPMENT REVIEW PROCESS

- Incorporate updated regulations in draft form to:
  - Existing Master Plan
  - Master Plan Update (if underway)
- Follow the city's existing protocol for the development review process, including:
  - Public consultations
  - Presentations to stakeholder,
  - Objections & suggestions phase to seek inputs from the community



## 07

## NOTIFY TOD ZONING AMENDMENTS

Follow the city's existing protocol for amendments to regulations notification





Bogota, Colombia