

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-Orientated 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. © 2021 International Bank for Reconstruction and Development / The World Bank

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- Identify existing regulations that do not work, are obsolete, are not developer friendly and/or are being constantly superseded during site plan approval stage.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

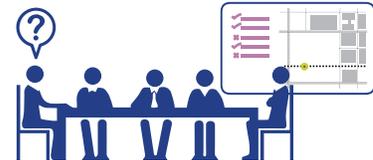
- Land Use as per Master Plan/Development Plan/ Comprehensive plan/ Overlays if applicable
- Building Regulations
- Street Design Guidelines
- Relevant Policies and Codes

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:

<p>STATION AREA CHARACTER</p> <p>Site History Population City-wide Context</p>	<p>DEVELOPMENT</p> <p>Existing/Proposed Land Use Surrounding Buildings Land Ownership Incentives for financial tools for builders to enable road safety Speed zones</p>	<p>ACCESSIBILITY</p> <p>Pedestrian and Bicycle Network and safety Safe access to mass transit Feeder Transport network First and last mile connectivity</p>
<p>EXISTING INFRASTRUCTURE</p> <p>Roadways Utilities Safety assessment for all road users Public Facilities</p>	<p>URBAN DESIGN</p> <p>Street Grid and inventory Setbacks Heights Building Forms Open Spaces Traffic calming and safety elements</p>	<p>PARKING</p> <p>On-Street Off-Street Legal and Illegal Spaces Park and Ride Cycle parking IPT parking Parking Tariffs</p>

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:

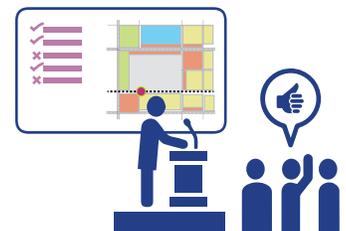
Create a TOD policy as a special law that supersedes the existing regulations

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