

**BEST PRACTICES AND EXAMPLES**  
**SUBDIVISION OF LAND (H 6061 A / S 1034 A)**  
**RIGL §45-23**

Topic	Source/Year	Link	Resource Summary	Best Practice Summary/Geo/Examples
H6061 A – Subdivision of Land	Bristol, NH website (2021)	<i>Bristol, NH Subdivision Instructions:</i> <a href="https://www.bristolnh.gov/sites/g/files/vyhlif2866/f/uploads/1_subdivision_instructions- approved 5.14.21.pdf">https://www.bristolnh.gov/sites/g/files/vyhlif2866/f/uploads/1_subdivision_instructions- approved 5.14.21.pdf</a> <i>Bristol, NH Directions for Subdivision Review:</i> <a href="https://www.bristolnh.gov/sites/g/files/vyhlif2866/f/uploads/1_subdivision_checklist - approved fillable.pdf">https://www.bristolnh.gov/sites/g/files/vyhlif2866/f/uploads/1_subdivision_checklist - approved fillable.pdf</a>	Checklists and instructions for subdivisions	Example only.
	City of Providence	<i>Zoning ordinance:</i> <a href="https://www.providenceri.gov/wp-content/uploads/2023/07/23.10.05-Zoning-Ordinance-1.pdf">https://www.providenceri.gov/wp-content/uploads/2023/07/23.10.05-Zoning-Ordinance-1.pdf</a> <i>Subdivision and Land Development Regulations:</i> <a href="https://www.providenceri.gov/wp-content/uploads/2017/08/Planning-DevelopmentReviewRegulations-04-25-17.pdf">https://www.providenceri.gov/wp-content/uploads/2017/08/Planning-DevelopmentReviewRegulations-04-25-17.pdf</a>	In Providence, Unified development review is not a standalone ordinance but is incorporated throughout their zoning ordinance and subdivision regulations.	Note from City staff: UDR has successfully streamlined their process, but cautions to ensure that both planning and zoning boards must follow the rules in the same way such that the outcome will be the same no matter which board the applicant goes to.
	City of Pawtucket	<a href="https://ecode360.com/34380795">https://ecode360.com/34380795</a>	Example of Unified Development Review and Development Plan Review in the Conant Thread District (Pawtucket and Central Falls)	This example is especially useful for urban municipalities.
	Town of Charlestown	<a href="https://ecode360.com/8494057">https://ecode360.com/8494057</a>	Example of Development Plan Review (Charlestown, RI)	This example is especially useful for rural towns and includes standards for coastal features.
	Town of North Kingstown, (2017)	<i>Development Plan Review Ordinance</i> <a href="https://library.municode.com/ri/north_kingstown/codes/code_of_ordinances?nodeId=PTIIREOR_CH21ZO_ARTXIDEPL">https://library.municode.com/ri/north_kingstown/codes/code_of_ordinances?nodeId=PTIIREOR_CH21ZO_ARTXIDEPL</a>	Example of Development Plan Review Ordinance (North Kingstown, RI.) Includes details and illustrations for standards to encourage good village architecture.	This example is especially useful for suburban towns.
	APA (2018)	<i>Design Review: Guiding Better Development</i> <a href="https://cms9files.revize.com/pacificgrove/sites/default/files/architectural-review-board/2019/1-8-2019/architectural-review-board-1-8-2019-pas-report-591.pdf">https://cms9files.revize.com/pacificgrove/sites/default/files/architectural-review-board/2019/1-8-2019/architectural-review-board-1-8-2019-pas-report-591.pdf</a> (APA members can also access this report on the APA website.)	<i>American Planning Association PAS Report 591.</i>	This could be helpful for the new requirements for development plan review.
	APA (2021)	<i>Commercial Corridor Redevelopment</i> <a href="https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/PAS-Report-598-r1.pdf">https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/PAS-Report-598-r1.pdf</a> (APA members can also access this report on the APA website.)	<i>American Planning Association PAS Report 598.</i>	This may be helpful for development plan review as well as the new requirement to allow housing by right for commercial redevelopment.

**BEST PRACTICES AND EXAMPLES**

**SUBDIVISION OF LAND ([H 6061 A](#) / [S 1034 A](#))**

**RIGL §45-23**

Topic	Source/Year	Link	Resource Summary	Best Practice Summary/Geo/Examples
	APA (2009)	<p><i>Smart Codes: Model Land Development Regulations</i>  <a href="https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/PAS-Report-556.pdf">https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/PAS-Report-556.pdf</a>                      (APA members can also access this report on the APA website.)</p>	<p><i>American Planning Association PAS Report 556.</i></p>	<p>This is broad but it can be useful for municipalities to review. It does contain a model annotated land development regulation. There will be some RI municipalities that have not done a major amendment of their subdivision regs in a very long time.</p>
	APA (2006)	<p><i>The Sensibility of Unified Development Codes</i>  <a href="https://planning-org-uploaded-media.s3.amazonaws.com/document/Zoning-Practice-2006-06.pdf">https://planning-org-uploaded-media.s3.amazonaws.com/document/Zoning-Practice-2006-06.pdf</a>                      (APA members can also access this report on the APA website.)</p>	<p>Article from <i>Zoning Practice</i> containing a model ordinance.</p>	<p>This concept is new for most RI municipalities and it may be helpful to look at an objective review of this technique.</p>
	APA Website, 2007	<p><i>Property Topics and Concepts</i>  <a href="https://www.planning.org/divisions/planningandlaw/propertytopics.htm#Unified">https://www.planning.org/divisions/planningandlaw/propertytopics.htm#Unified</a></p>	<p>Unified Development Ordinance definition, historical/legal implications, and discussion.</p> <p>Page details many concepts and definitions related to flexible zoning techniques and growth management tools, and was composed by Planning and Law Division 2007-2008 Daniel J. Curtin Fellow Dorothy Ariail, based largely on information presented in Professor Ray Burby's Development and Environmental Management course in the Department of City and Regional Planning at UNC-Chapel Hill, Spring 2007.</p>	<p>From the site: "A Unified Development Ordinance (UDO) is a local policy instrument that combines traditional zoning and subdivision regulations, along with other desired city regulations, such as design guidelines, sign regulations, and floodplain and stormwater management, into one document. By combining all of these regulations in a single document, a UDO is intended to streamline and coordinate the development process of permits and approvals for development projects by removing inconsistencies and eliminating outdated policies."</p>
	Durham, NC – Adopted December 5, 2005	<p><i>Unified Development Ordinance</i>, Developed by Duncan Associates  <a href="https://www.durhamnc.gov/414/Unified-Development-Ordinance-UDO">https://www.durhamnc.gov/414/Unified-Development-Ordinance-UDO</a></p>	<p>The Unified Development Ordinance in Durham, NC (population over 200,000) implements the comprehensive plan's theme of a tiered system that reflects the different characteristics and priorities found throughout the region. Five "development tiers" were developed: Rural, Suburban, Urban, Compact, and Downtown.</p>	<p>Standards for the Rural and Suburban tiers prioritize environmental protection and compatibility with the existing patterns of development in the unincorporated portions of the county.</p> <p>Standards for the Urban, Compact, and Downtown tiers encourage a more diverse pattern, including incentives for mixed-use, pedestrian-scaled development, while incorporating appropriate natural resource protection measures.</p>

**BEST PRACTICES AND EXAMPLES**

**SUBDIVISION OF LAND ([H 6061 A](#) / [S 1034 A](#))**

**RIGL §45-23**

Topic	Source/Year	Link	Resource Summary	Best Practice Summary/Geo/Examples
				<p>Much of the focus in these more urban tiers has been on stimulating and accommodating infill growth and development. This is accomplished through residential density bonuses, commercial and mixed-use height bonuses, reductions or exemptions from parking requirements, modifications to buffer and landscape requirements, and other incentive-based measures.</p>
	<p>San Antonio, TX, Adopted November 30, 2006</p>	<p><i>Unified Development Code, Adopted November 30, 2006</i>                      Developed by White and Smith, LLC  <a href="https://www.sa.gov/Directory/Departments/DSD/Codes-Ordinances/Under-Review#154541587-unified-development-code">https://www.sa.gov/Directory/Departments/DSD/Codes-Ordinances/Under-Review#154541587-unified-development-code</a></p>	<p>The Unified Development Code in San Antonio, TX (population over 1,200,000) includes "use patterns" for various forms of smart growth development such as traditional neighborhood development, transit-oriented development, neighborhood centers and conservation subdivisions, new infill development zones, parking caps, and street design and infrastructure options.</p>	<p>The purpose of this code is to consolidate the regulations pertaining to patterns of development in San Antonio. These use patterns reflect either the majority of anticipated permitting activity or the patterns, such as traditional neighborhood development, that the city would like to encourage.</p> <p>Each section describes the use pattern, the procedure for approval, and the standards relating to approval, with cross-references to other parts of this chapter where needed. The intent is to present a visual, user-friendly overview of the regulations that apply to those types of uses or development styles.</p>