

Contents

About the Author	v
Acknowledgments	vi
Preface	vii
Introduction	xi
Part I: Remove Code Barriers	1
Accessory Dwelling Units.....	2
Cluster/Conservation Subdivision in Rural/Urban Area.....	7
District Heating and Cooling Zones.....	13
Height & Setbacks to Encourage Renewables	19
Live-Work Units	23
Local Recycling Centers.....	27
Mixed-Use	31
Renewable Energy for Historic Buildings.....	35
Solar Energy Systems and Wind Turbines by-Right	40
Tiny Homes and Compact Living Spaces	45
Part 2: Create Incentives.....	51
Density Bonus for Installation of Solar Energy Systems.....	52
Energy and Water Efficiency.....	56
Green Roofing.....	60
Infill Development.....	66
Limiting Off Property Shading of Solar Energy Systems.....	70
Pervious Cover Minimums and Incentives	75
Priority Parking for Hybrid & Electric Vehicles.....	80
Property Assessed Clean Energy Program.....	84
Property Tax Exemptions for Renewable Energy Systems.....	91
Recycle, Salvage and Reuse Building Materials	96
Recycling in Multi-family and Commercial Buildings.....	100
Renewable Energy with Incentives	104

Transit-Oriented Development.....	108
Varying Unit Sizes within Multi-Family and Mixed-Use Buildings.....	112
Part 3: Fill Regulatory Gaps.....	117
Alternative Pedestrian Routes to Parking Areas, Neighborhoods, and Businesses.....	118
Energy Benchmarking, Auditing, and Upgrading.....	126
Green Zones.....	131
Limit Solar Restrictions in HOAs and/or CC&Rs.....	135
Maximum Size of Single-Family Residences.....	139
Native Trees and Invasive Trees.....	144
Open Space Impact Fees.....	148
Parking In-Lieu Fees.....	152
Parking Maximums.....	157
Safe Routes.....	161
Site & Solar Orientation.....	166
Solar-Ready Construction.....	171
Third-Party Certification Requirements.....	176
Tree Canopy Cover.....	180
Urban Growth Area.....	185
Urban Service Area.....	190
Vegetation Protection Areas.....	194
Water Efficient Landscaping.....	198
Zero Net Energy Buildings.....	202
Appendix: Alternate Categories for Recommended Local Legislation.....	207
Index.....	209