Climate Resilience Zoning Task Force
Flooding: Principles and factors to guide zoning strategies

Principle	Factors to Guide Zoning Strategies
Focus on people, lives, and equity	• Consider human needs in relation to the physical environment • For residential development, focus on health, safety, and livability of people's homes • For commercial development, focus on economic impacts that broadly affect people's lives • Consider the differing capacities for risk of people across the income spectrum
Account for differentiation and choice	• *Differentiation*: Apply different strategies to different land use scenarios (e.g., new buildings can be elevated, elevating existing buildings or systems is more difficult) • *Choice*: Provide options to allow for economic choices (e.g., cost of floodproofing to withstand damage vs. cost of replacement)
Balance strategies to address new construction and existing development	• Evaluate the relative scale of policies affecting new development (of different types) compared to changes to existing buildings, in terms of how much of the population will be affected • Attempt to put rules in place in anticipation of major changes (e.g., renovations to older buildings) • Consider what interventions can reasonably be incentivized for existing buildings and what changes are less likely to be feasible • Consider implications of the recent trend toward more intensive use of basement space in existing buildings
Utilize performance-based standards as well as prescriptive standards	• Use standards that allow for a range of possible solutions, options • Consider performance standards for larger development that undergoes a higher level of review • Consider prescriptive standards where they can be applied universally across a broad range of land use and development scenarios • Use tested and established frameworks where possible (e.g. LEED resilience credits as a starting point) • Consider programmatic approaches (e.g., emergency preparedness plans) where they can be incorporated

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Provide for flexibility in changing circumstances	• *Incrementalism*: Consider what can be done today that can lead to future improvements (e.g., "solar-ready roofs" as a concept), mindful of the balance of risks and costs • *Ratcheting*: Standards might change to become more or less strenuous over time as projections, risks change • *Learning*: Check in after some number of years to review what has worked, if desired outcomes are being achieved, changes to achieve outcomes or adjust to new data
Provide for mutually supportive co-benefits	• Prioritize strategies to mitigate flooding that will also mitigate other climate change effects, such as increased heat • Prioritize strategies that have other environmental benefits such as reduced energy demand (e.g., passive livability) • Create co-benefits like open space, habitat, water quality, recreation, air quality, etc. when possible
Seek effectiveness	• Choose strategies that are the best suited to address the issue or impact • Complement non-zoning tools or other actions the City is or could undertake • Address enough new projects, redevelopment, and renovation to have a meaningful effect across the community as a whole • Aim for benefits that will exceed costs over the life of a structure at the individual property, abutter, neighborhood and city scale