

The SmartCode is an integrate land development ordinance. Its specific purposes include:

- integrating the scales of planning concern from the regional through the community scale, on down to the individual lot and, if desired, its architectural elements;
- integrating the design process across professional disciplines;
- integrating methods of environmental protection, open space conservation and water quality control;
- integrating protocols for the preparation and processing of plans;
- integrating methods of environmental protection, open space conservation and water control;
- compatibility with architectural, environmental, signage, lighting, hazard mitigation, and visitability standards;
- providing a set of zoning categories common to new communities and to the infill of existing urbanized areas;
- establishing parity of process for existing and new urban areas;
- encouraging the efficiency of administrative approvals when appropriate, rather than decision by public hearing;
- encouraging specific outcomes through incentives, rather than through prohibitions;
- specifying standards parametrically in order to minimize the need for variances;
- increasing the range of the options over those allowed by conventional codes.