

LAND USE MANAGEMENT ORDINANCES

SUBDIVISION AND LAND DEVELOPMENT ORDINANCES AND ZONING ORDINANCES

Existing Land Use and Environmental Controls

As authorized by the Pennsylvania Municipalities Planning Code, the subdivision and land development ordinance and the zoning ordinance are the principal land use management tools which are available to local municipalities in Pennsylvania. Damascus Township, Manchester Township, and Oregon Township have each enacted a subdivision and land development ordinance, and Damascus Township has adopted a zoning ordinance.

Subdivision and Land Development Ordinance Compared to Zoning Ordinance

The subdivision and land development ordinance (SALDO) provides standards for dividing land and for residential and commercial development projects ensuring the provision of adequate community facilities such as roads, water supply and sewage disposal, utilities, proper highway access, and storm water control. The adoption of a SALDO by a local municipality is typically far less controversial than adopting a zoning ordinance. Regulating how land is divided and served by facilities is not perceived by the public as nearly as intrusive as zoning. In addition, most municipalities in the Commonwealth that have not adopted a SALDO are governed by a county ordinance. By adopting a SALDO, the local municipality is simply shifting the responsibility from the County. Many municipalities embarking on land use management first adopt a SALDO, and then proceed to zoning.

The zoning ordinance regulates the use of land by dividing a community into districts to separate land use activities (residential, commercial, industrial, etc.); sets standards for lot size, setbacks and building height; includes specific standards for a broad range of land uses including for example: parking, signs, junkyards, mineral extraction, cell towers, and multi-family dwellings, and other general community development and environmental performance standards. The adoption of zoning ordinances typically follows the path of development. In other words, as development increases local support for zoning builds based on residents' sense of the need to protect the community.

Land Use and Zoning

The simple designation of land use types, particularly the growth area and village centers does not mean that development will automatically occur. Land is developed in response to market demand, and development in ECWC will occur more rapidly in certain areas as opposed to others. The existing zoning districts in Damascus Township set the pattern for future land use by establishing development standards. In the case of Manchester Township and Oregon Township, this *Plan* outlines future land use in broad terms and is intended to serve as the foundation for the consideration of zoning ordinances and zoning maps which would designate specific zoning districts aimed at achieving the land use plan.

Concurrently, the existing zoning in Damascus Township must be considered in concert with the development of zoning for the other two Townships. Without up-to-date zoning, development will continue to occur as it has in the past, much of it in the areas which have already evolved into the designated growth areas and village centers, but with no performance standards or direction by the municipalities. Zoning is the only means to direct specific types of development to designated areas, and is the best means to manage the development pattern in ECWC.

Damascus Township

Current Zoning Districts Affirmed

Based on this philosophy and on this *Comprehensive Plan*, the Damascus Township Board of Supervisors and Planning Commission recognize that the continued enforcement of the zoning ordinance, continued planning by consulting, reviewing and updating this *Comprehensive Plan*, and periodically updating the zoning ordinance to address changing conditions are the most critical actions required to manage the growth and development which is inevitable for the Township.

The existing zoning districts in Damascus Township as established by the current zoning ordinance are affirmed as the basis for future land use in the Township. The Damascus zoning districts include:

- RR - Rural Residential
- ND - Neighborhood Development

ID - Industrial
RD - River District

Nevertheless, the Township should begin the process of evaluating the effectiveness of the current districts in terms of allowable uses and the need for additional opportunities for commercial and light manufacturing development in the Township. Some points to consider include:

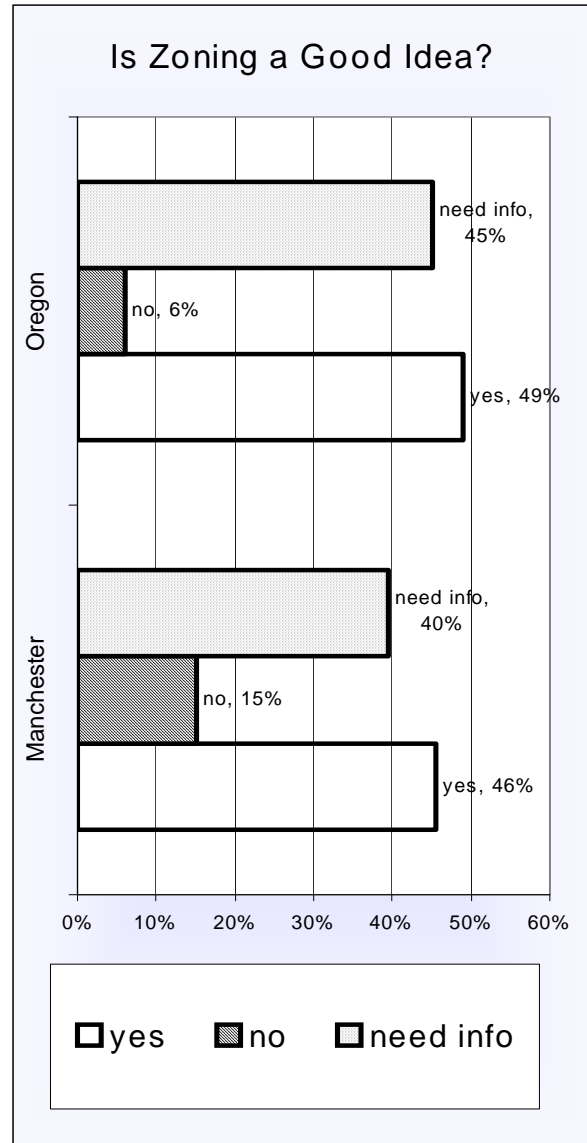
- Anticipated growth.
- Resident expectations for the conservation of open land.
- Important land areas for agriculture.
- The availability of land for commercial and manufacturing enterprises and need for tax revenue.
- Adequacy of Township and State roads to serve commercial and manufacturing uses.
- Allowing a wider range of nonresidential uses in the RR District or creating a new zoning district.

Is zoning a good idea for the Township ?	yes	no	need more info
Oregon	49%	6%	45%
Manchester	46%	15%	40%

Community Survey Results

The community surveys in Manchester Township and Oregon Township included three questions directly related to zoning. Question #9 in each survey asked about a variety of residential and nonresidential uses and only a small minority of respondents indicated that the range of uses would be compatible everywhere, suggesting the need for the separation of uses. A slight majority of respondents in Manchester Township believe protecting private property rights are more important than managing development impacts; with a small majority of Oregon Township respondents holding the opposite opinion (Question #10). Question #11 asked this direct question: Is zoning a good idea for the Township? See the following table for the results. The relatively high proportion of *need more information* responses

Zoning Question



suggests the desire for more factual information about zoning before making a determination of support. (See also the *Zoning Question Figure*. Each Township must determine its time and approach to educating the public about zoning and its adoption. The decision to zone or not zone will depend on the level of development, public understanding and support, and local official commitment to land use management.

County Zoning

At the current time, the Wayne County Planning Commission and Commissioners do not support creating a county-wide zoning ordinance. This position is obviously shared by most county commissioners in the Commonwealth, with less than

Zoning in Blooming Grove Township, Pike County

When first adopted in 1989, the Blooming Grove Township Zoning Ordinance designated only one zoning district, the Mixed Use District, which included the entire Township. The Supervisors did not want to limit landowner options, but did want to manage development impacts. All types of uses, from residential to industrial, were permitted anywhere in the Township, and commercial and industrial uses were classified as conditional uses. Today, the Mixed Use District still encompasses most of Blooming Grove Township, but two additional zoning districts have been created to meet evolving community needs. The Residential Planned Community District now includes Hemlock Farms, Tanglwood North and several other residential subdivisions. The Township created the District based on a request from Hemlock Farms to restrict commercial uses and to afford protection to existing residences. More recently, the Township created the Commercial District along part of Route 739 in recognition of the existing businesses and to eliminate the conditional use requirement for retail and service establishments and similar low impact uses.

An application for a conditional use requires a public hearing and enables the Township ensure that the proposed use complies with all of the specific performance standards in the ordinance; and, neighbors and other residents are given the opportunity to participate in the hearing. In all cases, if the application meets the ordinance standards, it must be approved. However, the Township may attach conditions of approval to minimize neighborhood and environmental impacts.

Zoning for the Northern Tier Coalition

Twelve very rural municipalities in northwestern Susquehanna County are working together on zoning and have developed four zoning districts to meet their needs. The Rural Agricultural District encompasses some 95 percent of the area and, similar to Blooming Grove's Mixed Use District, it allows a wide range of uses. Higher impact uses such as mineral extraction and large retail establishments are classified as conditional uses, while low impact commercial uses do not require a hearing unless located within 300 feet of an adjoining residence. This enables simplified development for uses which are not likely to affect a neighbor, but enables close scrutiny of higher impact uses. The Residential District allows only residential uses and includes existing neighborhoods and planned subdivisions. Traditional village areas are included in the Village Commercial District which allows a mix of residential and retail/service. The Commercial/Industrial District allows all types of commercial, manufacturing and industrial uses, and includes areas in only one of the twelve municipalities, the township with the best highway access and available central sewage disposal.

ten of sixty-seven counties having adopted a zoning ordinance. Zoning has historically been viewed as a local municipal prerogative and most counties are reluctant to exercise authorities generally held by local officials. Similar to subdivision ordinances, a locally adopted zoning ordinance automatically supercedes a county zoning ordinance. Also, the administration of a county-wide zoning ordinance is difficult.

Traditional Zoning - District Separation

Traditionally, zoning has been used to divide communities into various districts to segregate various land use types such as agricultural, residential, commercial and industrial. The intent is to prevent the *externalities*, or the negative spillover effects, of one use on an adjoining use. One of the problems faced by local officials in designating districts, particularly in rural areas, is determining the ideal use of the hundreds of parcels of land in the community. Each parcel may have the potential for many uses and limiting the use of one parcel to agriculture while allowing commercial development on other parcels may result in a windfall for one owner and severe limitation for another.

Performance Zoning

More recently, municipalities have begun to use *performance zoning* or flexible zoning. In its purest form, *performance zoning* would allow any type of land use on any parcel of land and would control the negative spillovers with development standards. Ordinance criteria would govern such issues as building height, noise, setbacks, lighting, and buffers aimed at protecting the rights of adjoining landowners and community at large, and all new development would be subject to the performance standards.

Traditional and Performance Combined

District designation is important to recognize areas already developed and where the restriction of incompatible uses can be logically applied. Existing residential neighborhoods, residential subdivisions, village main streets and commercial strips are good examples. In areas with limited development, a broad range of uses would be permitted and performance standards would be applied to protect adjoining properties from the effects of development. A municipality would develop a zoning ordinance within this broad framework and create such zoning districts

and include the performance standards necessary to address local needs.

A report by the Cascade Policy Institute, a non-profit Oregon policy research center, includes a discussion on the *digital economy* which points to the need for flexible zoning techniques: *In the 21st century economy, land-uses are likely to be much more varied than they have ever been. Technological innovation is breaking down geographic barriers at a rapid pace, with telecommunications capacity doubling roughly every 18 months. These innovations are giving Americans more choices with regard to where and how they live, work and recreate. This means that people will increasingly scatter themselves across the landscape, continuing a trend that has been underway for most of this century. Indeed, the trend is likely to accelerate because the technologies that enable people to live and work in disparate locations are becoming less expensive all the time. In terms of hours of work needed to pay for consumer goods, the costs of the four major technologies that allow suburbanization – electricity, telephones, computing, and motor vehicles -- are now a tiny fraction of when those products were first manufactured.*¹

Cooperative Zoning

Intermunicipal, cooperative zoning would carry the approach of combining traditional and performance zoning to the next level. Two or more municipalities working together can manage land use from a regional perspective. This approach, authorized by the Pennsylvania Municipalities Planning Code if based on a multi-municipal comprehensive plan, allows great flexibility. Each participating municipality can adopt and administer its own ordinance or can adopt and administer a joint ordinance. A joint ordinance is somewhat less flexible because an ordinance amendment requires action by each participating municipality. This *ECWC Comprehensive Plan* will enable three ECWC Townships to undertake cooperative zoning.

Zoning cannot be used to exclude particular uses from a municipality, a dogma long held firm by the courts. In other words, a local municipal zoning ordinance must provide reasonable opportunity for the development of all legitimate uses including such

activities as adult businesses, cell towers, solid waste disposal facilities, jails, and drug treatment centers. Cooperative zoning enables participating municipalities to spread the range of legitimate uses around the entire area, each not having to provide for every use within individual municipal boundaries. The Pennsylvania Municipalities Planning Code requires a joint comprehensive plan and formal inter-municipal implementation agreements between all municipalities participating in cooperative zoning. Other benefits derived from cooperative zoning include the ability to address land use on an area wide basis, less duplication of effort, shared manpower and decreased staff costs, and the option of using one zoning hearing board.

Municipal Long Term Commitment

It is critical for local municipalities to understand that zoning, whether adopted individually or undertaken cooperatively, requires a significant commitment from local officials. Developing the comprehensive plan and then the zoning ordinance are only the first steps in a perpetual effort. Understanding the limitations of zoning as the ordinance is prepared and the diligent administration, enforcement and evaluation of the ordinance are critical to its effectiveness. As noted earlier, the task of determining the future use for each parcel of land is a difficult one, and local officials must undertake this daunting responsibility with an eye to flexibility and the use of performance standards in districts where a broader range of uses are permitted. Concurrently, certain areas such as residential neighborhoods may warrant the designation of more exclusive districts to protect existing community character.

Management -- Not Preservation of Status Quo

Another zoning pitfall is that many local officials undertake zoning as a means of preserving the status quo. Overly large minimum lot sizes and excluding or over regulating certain uses are examples of such efforts. This approach simply does not work and results in extreme loss of credibility with constituents. Simply stated, zoning must provide for all legitimate land uses and is intended to guide, and not stop, development. Once adopted, the effective and reasonable administration of the ordinance is critical. The ordinance must be applied consistently to all properties, a qualified and dedicated zoning officer must be hired, and the zoning hearing board must closely follow prescribed standards and procedures. In addition, local officials must monitor the effect of the

¹*Beyond Zoning: Land Use Controls in the Digital Economy*, Charles, John A., Cascade Policy Institute, Portland, Oregon, June 1998, www.CascadePolicy.org

ordinance on the community and be willing to amend it to improve misdirected standards and meet changing community needs. In short, zoning is an ongoing process which requires careful attention to detail, a commitment to professional administration and a willingness to make required changes.

Innovative Zoning Methods for Conservation

As is the case with all newly adopted provisions, the efficacy of land conservation standards, along with any inconsistencies, will be evidenced when a municipality first applies the standards. It is also important to note that there is no one best method to accomplish the objective of conserving open land. The intent of the following discussion is to point out innovative approaches that are used by other municipalities. In the end, the Board of Supervisors of each Township must determine which approach and standards are best suited to the community.

Conservation Subdivision Design

One means of preserving open space is conservation design residential development. This technique allows the same number of units on a parcel as a typical subdivision, but with a reduction in individual minimum lot size. In other words, the density on the development parcel is the same as in a typical subdivision, but the lots which are sold are reduced in size. The balance of land needed to maintain the density established by the zoning ordinance is set aside as permanent open space. In addition to maintaining open land, conservation design reduces development costs (and commitment of resources) given shortened road and water and sewer line length, minimizes long term maintenance costs of such improvements, and limits environmental affects such as soil disturbance and storm water. The same design process can be applied to multi-family and commercial development.

The Natural Lands Trust, a nationally known land conservation organization located in Media, Pennsylvania (Delaware County), suggests that the conservation design concept be taken to a higher level by providing incentives (or disincentives) to encourage the conservation of open land and establishing specific techniques for the design of open space subdivisions. The process is presented in detail in the handbook, *Designing Open Space Subdivisions, A Practical Step-by-Step Approach*, published by the Natural Lands Trust. Incentives could include allowing higher density for open space design; a disincentive would be the reduction in density if a traditional lot layout is

used in place of the open space design. In fact, some communities have mandated the use of this technique for all development or in certain zoning districts.

Conservation Design and ECWC

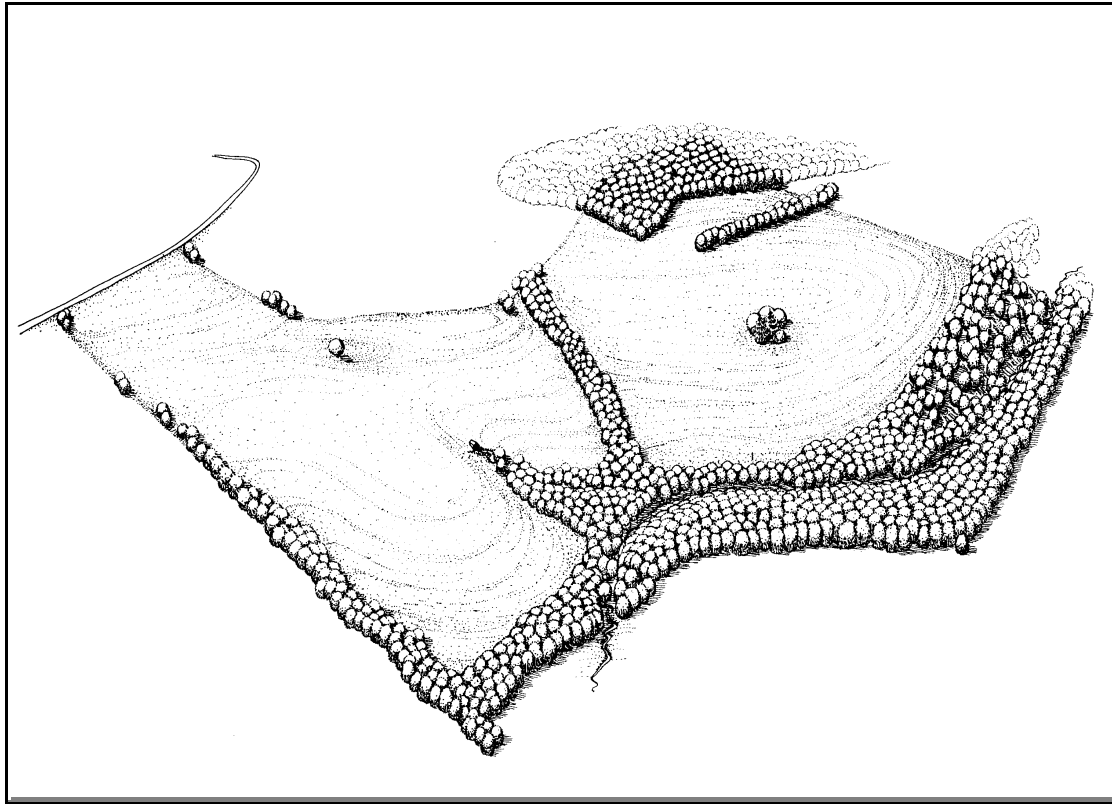
Conservation design development is practiced most widely in areas where little open space remains, such as southeastern Pennsylvania where residents know what they have lost to rampant development. Consequently, conservation subdivision design has emerged in that region as an important method to preserve what little open space remains. The design process is also being embraced by many municipalities in Monroe County and Pike County where the influx of new residents from nearby metropolitan areas is driving the demand for new housing and subdivisions. In Wayne County the common perception is that there is plenty of open space.

Therefore, *I want my piece of the pie, or I want room to spread out* are common desires voiced among new residents. The problem is that as this pattern continues, the sprawl that the emigrating urbanites left behind, or escaped, is beginning in Wayne County and will ultimately change the very character which is so attractive to new residents.

Conservation Design Process

The design process involves the following steps: (See the Figures from *Designing Open Space Subdivisions, A Practical Step-by-Step Approach*.)

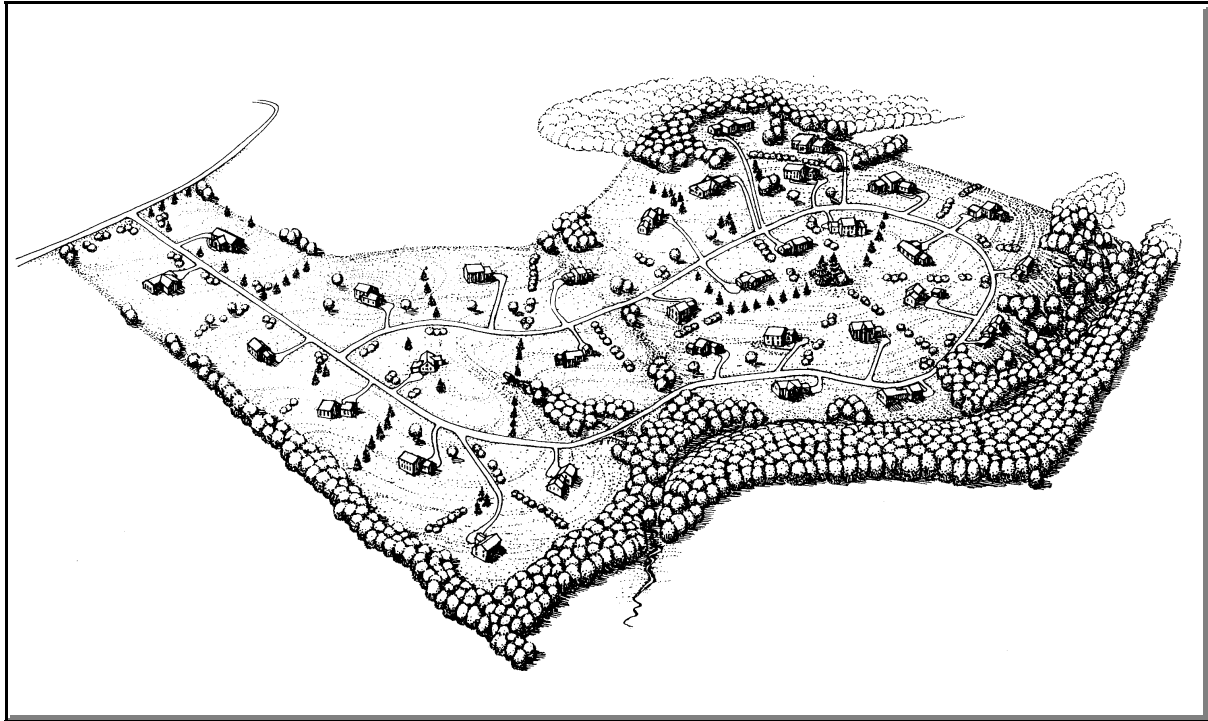
1. Yield Plan - the number of units which could be developed on the site using the traditional subdivision approach.
2. Identification of all potential open space areas including primary conservation areas such as . . .
 - ➔Soils suitable for on site sewage systems
 - ➔Water bodies
 - ➔Floodplain
 - ➔Wetlands
 - ➔Steep slopes
 and secondary conservation areas such as . . .
 - ➔Mature woodlands
 - ➔Prime farmland
 - ➔Significant wildlife habitats
 - ➔Historic, archeological, and cultural feature
 - ➔Views into and out from the site
 - ➔Aquifers and recharge areas



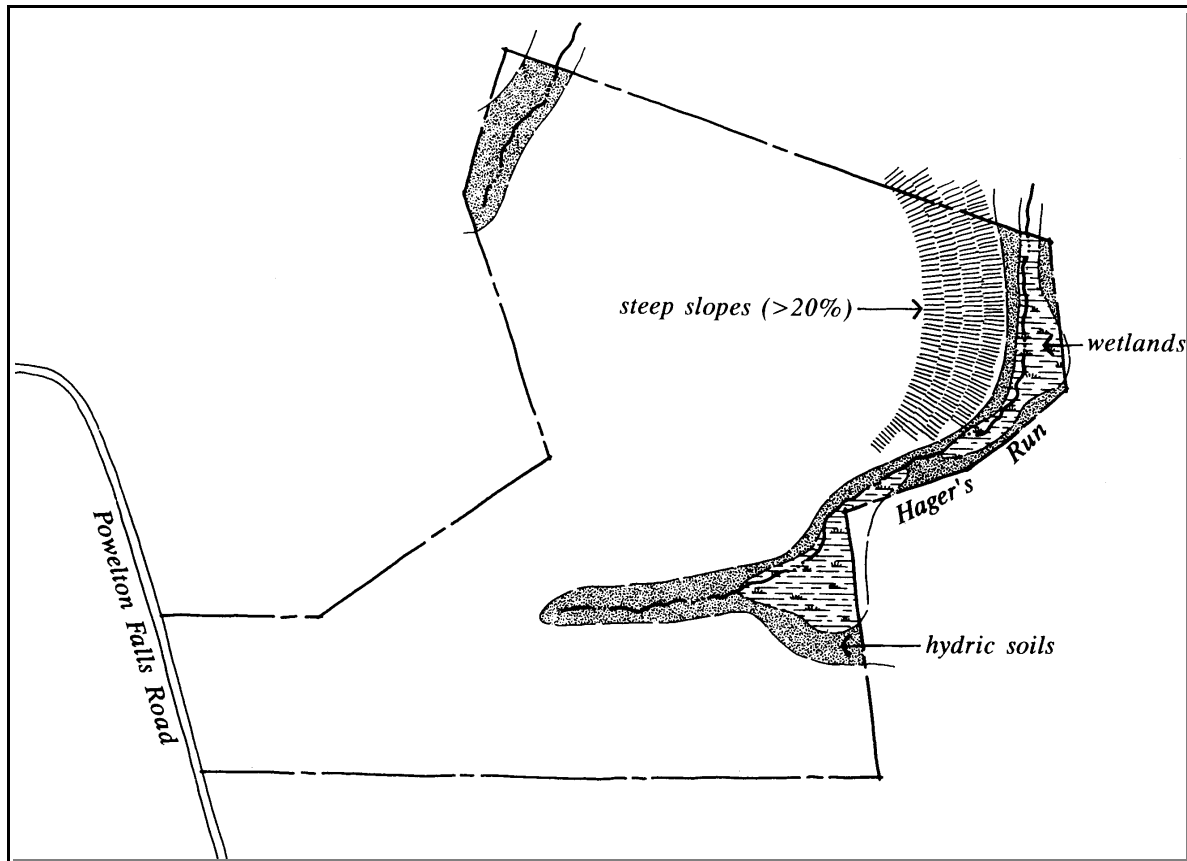
Before Development



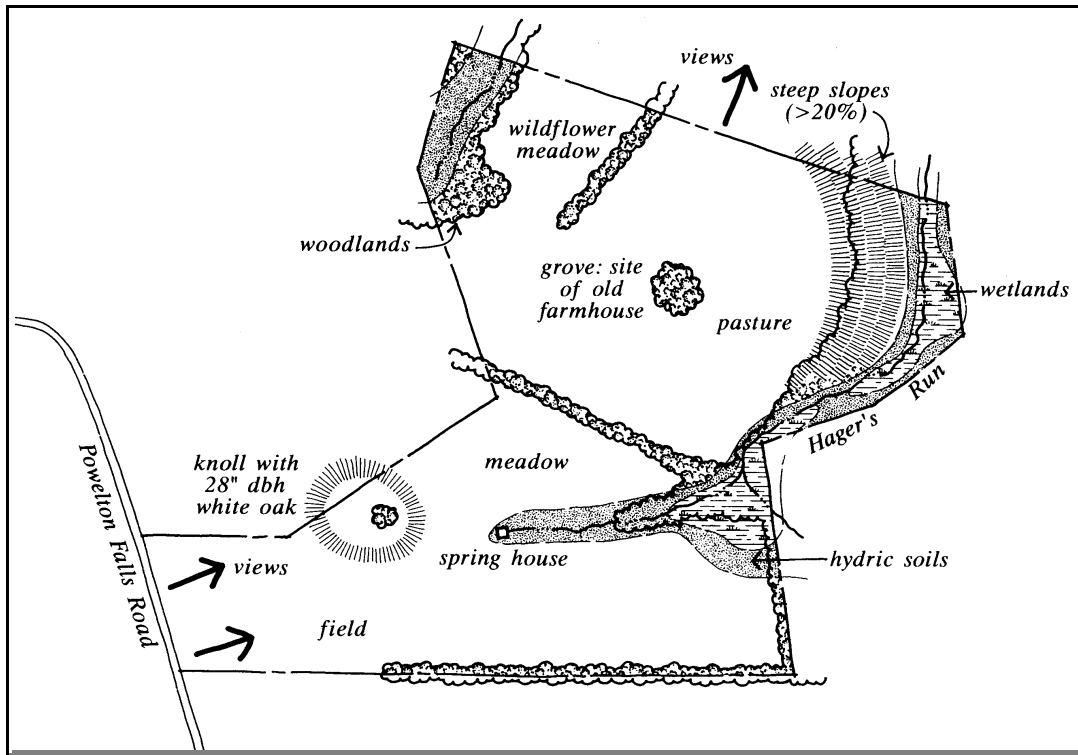
Yield Plan



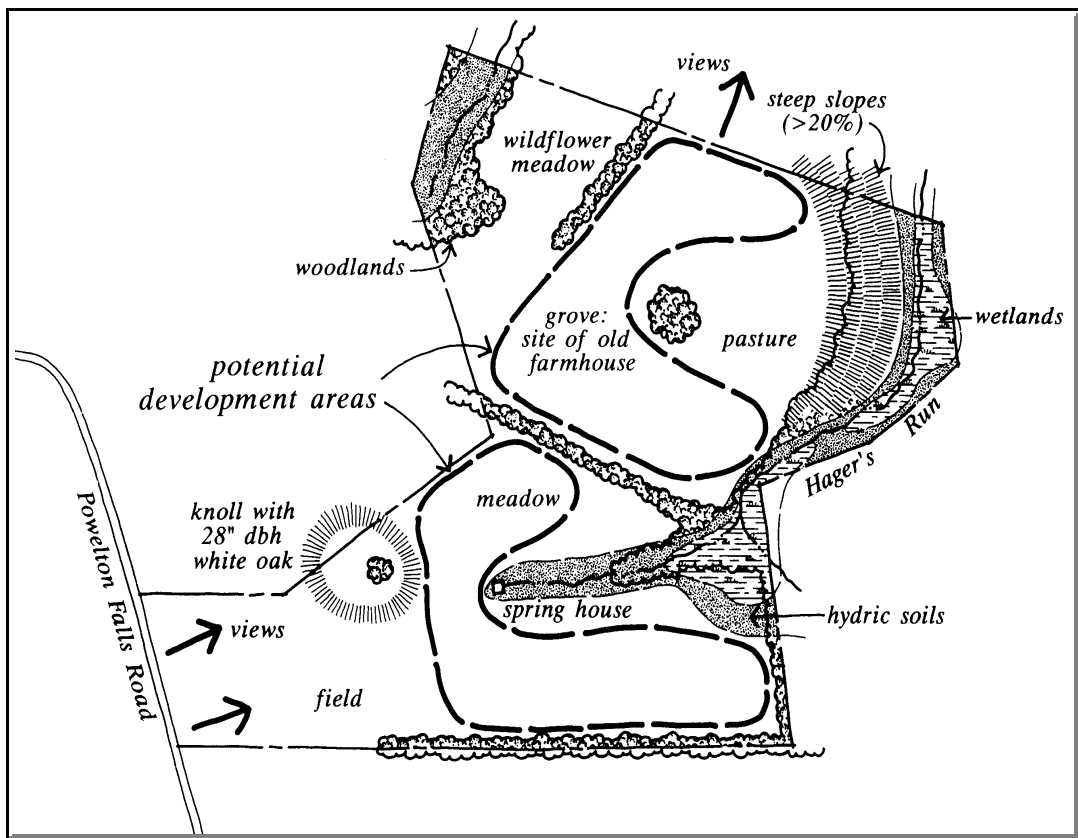
With Conventional Development



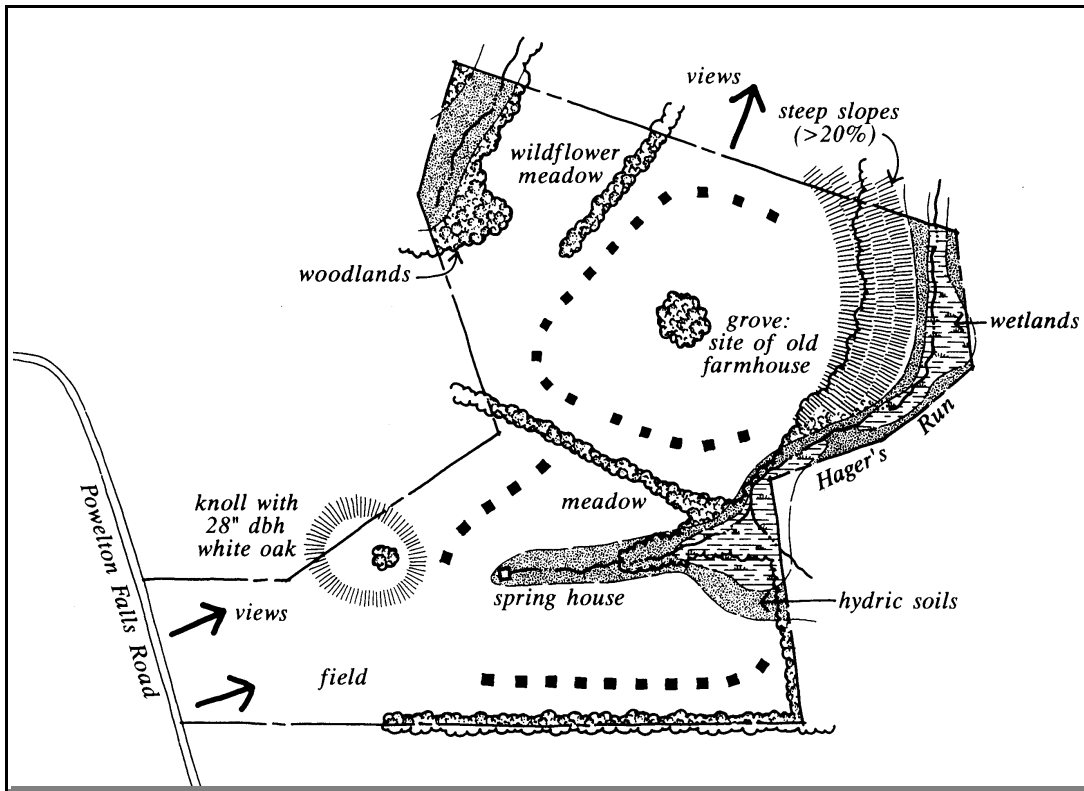
Identifying Primary Conservation Areas



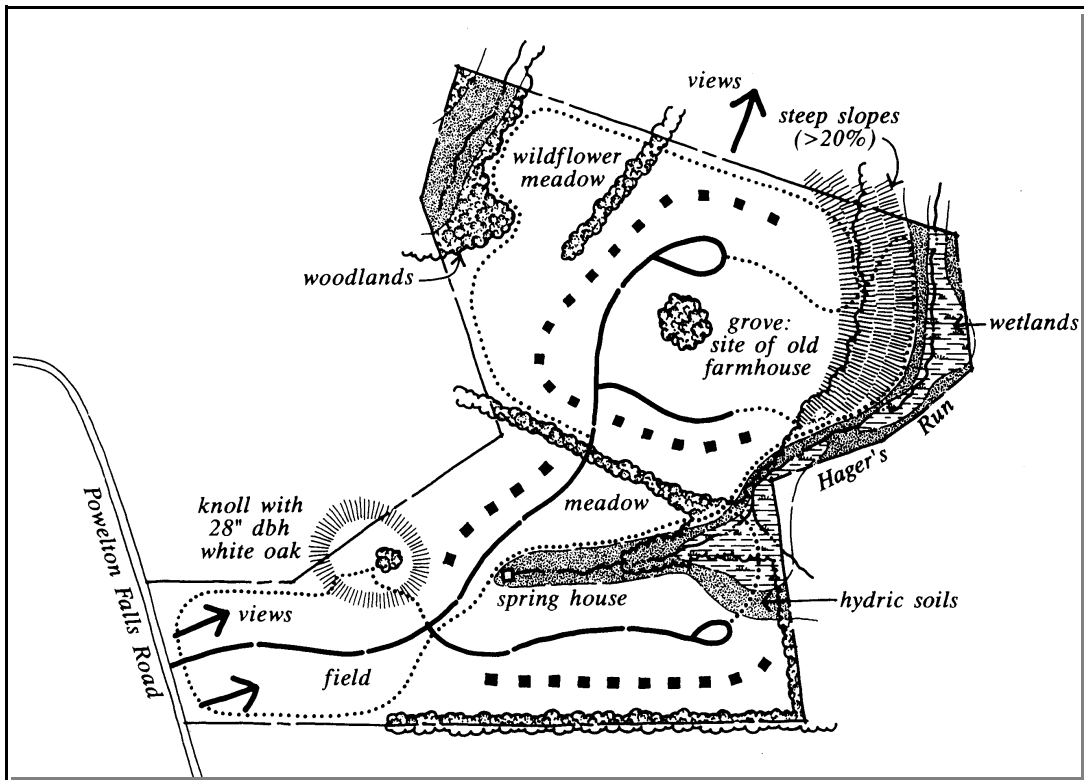
Identifying Secondary Conservation Areas



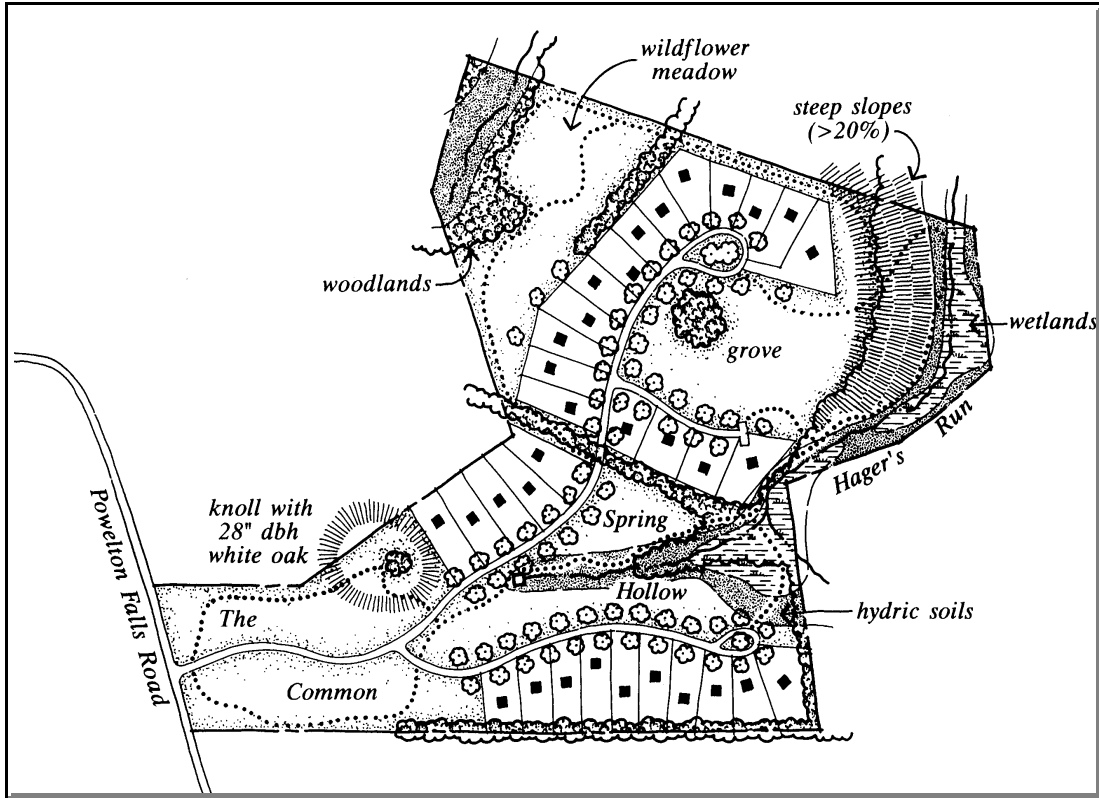
Identifying Potential Development Areas



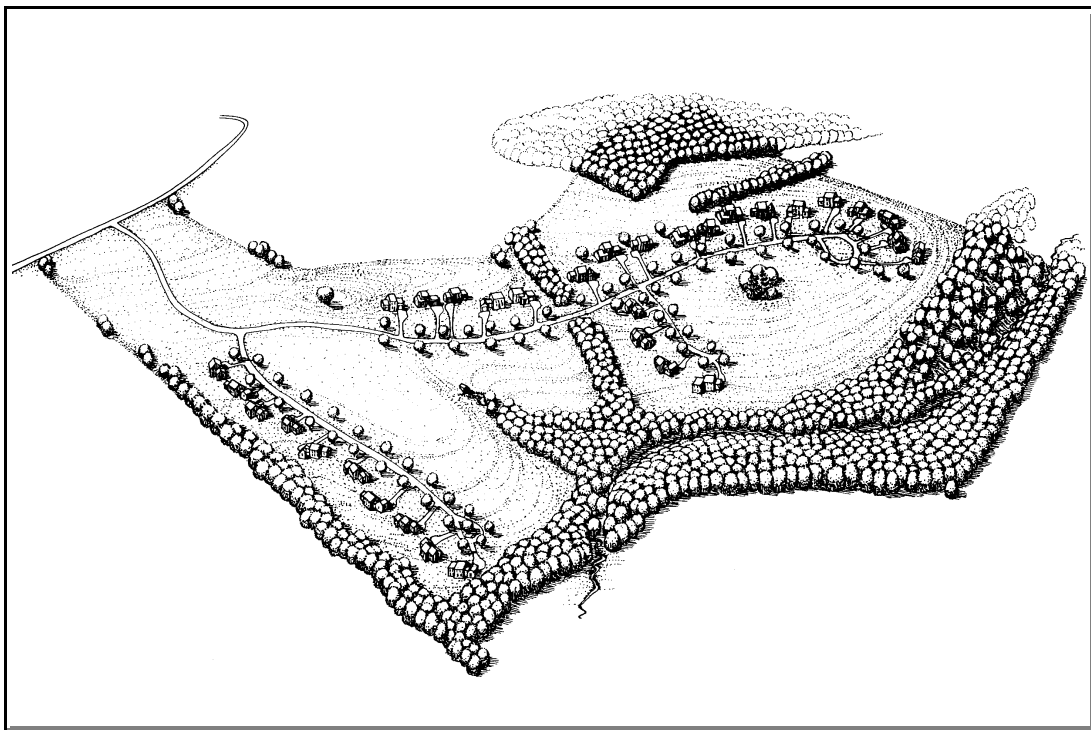
Locating Potential House Sites



Designing Road Alignments and Trail Links



Drawing in the Lot Lines



With Open Space Design

3. Identification of potential development areas -- Where should the houses be logically located on the site?
4. Location of potential house sites -- Where should individual units be located within the development area?
5. Design of road alignments and trails -- How is access best provided with the least impact on conservation areas?
6. Drawing in the lot lines at the reduced lot size results in the conservation of the designated open land.

The open land set aside in the conservation design subdivision would also be coordinated with the *Map of Conservation Opportunities* which is included as part of this *Plan*. This is intended to create an interconnected network of preserved open land in the Townships.

Conservation Design in SALDO and Zoning

The preferred approach for applying effective conservation design standards is to include the land use and density requirements in a zoning ordinance, and the development process standards in the SALDO. This allows the use and density standards to be tailored to different zoning districts, if community water and sewage disposal are provided. Many communities set a minimum size of 5,000 square feet. The smaller the individual lot permitted, while maintaining the

underlying density, the higher the proportion of open space. The density (i.e., the total number of lots allowed) is already determined based on the amount of constrained land and ordinance standards. Absent zoning, the SALDO must be carefully crafted so that the standards are applied consistently throughout the municipality and density is based on the type of water supply and sewage disposal per §503(4.1) of the Pennsylvania Municipalities Planning Code.

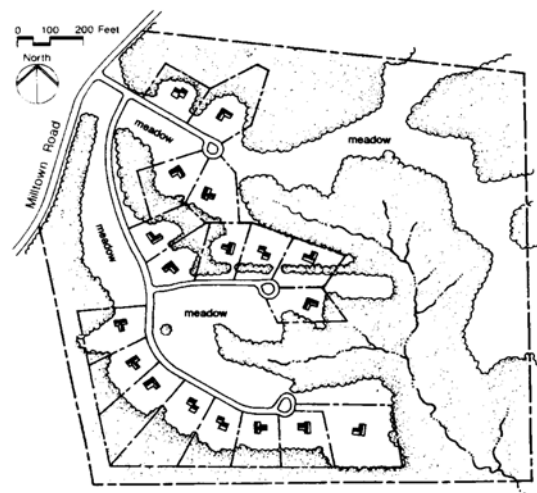
Regulate Density Instead of Lot Size

A key concept associated with conservation design is to focus on residential density instead of minimum lot size. In a standard subdivision the land is simply cut into as many lots as possible while meeting the minimum lot size requirement. Under conservation design, which is based on unit density instead of minimum lot size, the size of individual building lots is reduced, while the total number of lots does not exceed the density which is based on the underlying minimum lot size. In addition, constrained land areas (e.g., wetlands, floodplain and steep slopes) are deducted prior to calculating the number of units permitted. See the *Density Instead of Lot Size Figure*.

The important question is - *Do we really care about minimum lot size provided the number of units does not exceed the established density?* In conservation design, the maximum lot size is the critical element, as it really defines the minimum open space that must be conserved. Individual building lots can be quite small if community water and sewage disposal are provided.



18 2-acre Lots in Conventional Subdivision



18 lots Based on 2-acre Density with Open Space

Density Instead of Lot Size

Purposes for Conservation Design:

- To conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, flood plains and wetlands, by setting them aside from development.
- To provide greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development.
- To reduce erosion and sedimentation by the retention of existing vegetation, and the minimization of development on steep slopes.
- To provide for a diversity of lot sizes, building densities, and housing choices to accommodate a variety of age and income groups, and residential preferences, so that the community's population diversity may be maintained.
- To implement adopted municipal policies to conserve a variety of irreplaceable and environmentally sensitive resource lands.
- To implement adopted land use, transportation, and community policies.
- To protect areas with productive agricultural soils for continued or future agricultural use, by conserving blocks of land large enough to allow for efficient farm operations.
- To create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space, and with a strong neighborhood identity.
- To provide for the conservation and maintenance of open land to achieve the above-mentioned goals and for active or passive recreational use by residents.
- To provide an option for landowners in order to minimize impacts on environmental resources (sensitive lands such as wetlands, flood plain, and steep slopes) and disturbance of natural or cultural features (such as mature woodlands, hedgerows and tree lines, critical wildlife habitats, historic buildings, and fieldstone walls).
- To provide standards reflecting the varying circumstances and interests of individual landowners, and the individual characteristics of their properties.
- To conserve scenic views and elements of the rural working landscape, and to minimize perceived density, by minimizing views of new development from existing roads.

Transferable Development Rights (TDR)

TDR is a free market tool authorized via zoning for preserving forest land, open space, and natural resources. The traditional approach to preservation has been twofold: 1) public purchase of threatened property, either in fee or by purchase of conservation easements, and 2) placing zoning restrictions on development.

TDR programs offer yet a third option by allowing the owner of open land to sell the development rights to another property owner through the private real estate

market. TDR is not the same thing as conservation design development. Both TDR and conservation design involve the shifting of density, but conservation design involves the reorganization of development density on the same property, whereas TDR involves the transfer of development rights from one property to another. (See *TDR – Sending Property / Receiving Property Figure*.)

Under TDR, which must be included in a zoning ordinance, the development rights are voluntarily severed from a sending property and are sold on the

TDR offers potential benefits of compelling importance:

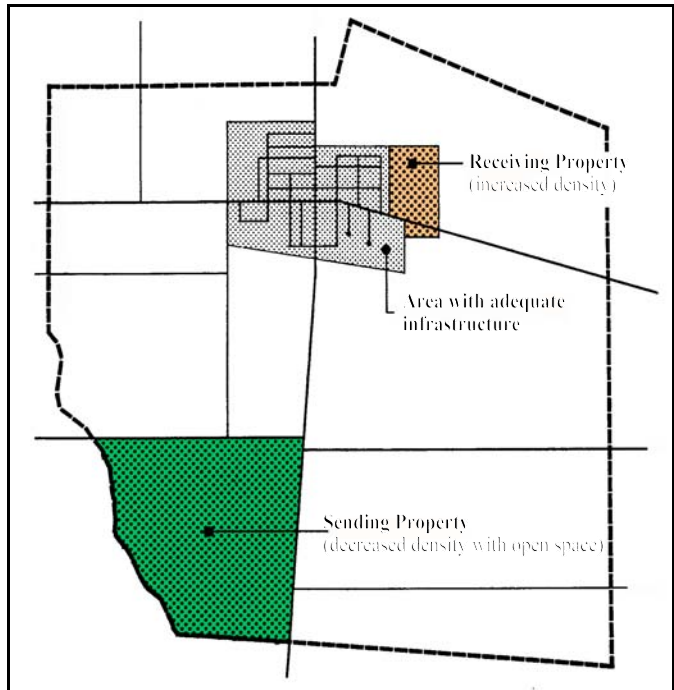
- TDR redirects development from areas where development is not appropriate to areas where development makes the most sense.
- TDR preserves open space at little or no public expense.
- TDR ensures that landowners suffer no serious property value reductions that may accompany other zoning approaches (such as downzoning used to protect open space).
- TDR allows large groups of parcels (e.g., entire agricultural areas, sensitive watersheds, scenic vistas, historic districts) to be conserved in contrast to parcel-by-parcel clustering techniques.

Source: Transfer of Development Rights, Brandywine Conservancy, 2003, p. 5

open market to a developer who uses the rights to increase density on a receiving property. The zoning ordinance establishes the parameters for the TDR program. A density bonus can be provided as an incentive and the number of development rights is determined after deducting the area of constrained land akin to the conservation design process. Once the development rights are severed, the sending property is protected from development by a conservation easement. A receiving property must be located in an area with adequate sewage disposal, water supply and other infrastructure required to handle the increased density.

TDR in Palmyra Township, Pike County

The Palmyra Township Supervisors recently added TDR and conservation design provisions to their zoning ordinance, which are now being applied to the redevelopment of the former White Beauty View property. A combination of single family lots and townhouses are proposed on the parcel which is served by a central water system and a central sewage disposal system. Forty percent of the White Beauty View tract is proposed to remain as open space, and another 56 acres situated off Route 390 will be preserved as one large block of open space. As an incentive to conserve large blocks of open space, a density bonus is provided for TDR.



TDR – Sending Property / Receiving Property
Source: Chester County Planning Commission, 1997

The conservation design approach, combined with the optional transfer of development rights, gives a municipality a very progressive tool to conserve large areas of open land by shifting development to locations with adequate infrastructure and enable conservation-minded landowners to preserve their properties. In fact, an entire sending property could be preserved with the density transferred to the receiving property where individual lot sizes could be reduced and important conservation areas would also be conserved.

Ordinance Development

Brandywine Conservancy’s 2003 publication *Transfer of Development Rights, A Flexible Option for Redirecting Growth in Pennsylvania*, presents the basic principles of TDR and reviews techniques used in successful TDR programs. If TDR is considered, the Brandywine publication would be an invaluable reference.²

²*Transfer of Development Rights, A Flexible Option for Redirecting Growth in Pennsylvania*, Brandywine Conservancy, Chadds Ford, PA, 2003, p. 66.

Traditional Neighborhood Development

In years before interstate highways and urban sprawl, small villages and towns served as the centers for community activities and commerce. Traditional neighborhood development (TND) is another tool authorized by the Pennsylvania Municipalities Planning Code for inclusion in a zoning ordinance. TND enables the development of compact communities with a variety of housing types, community facilities and services, and neighborhood commercial establishments. A key element is pedestrian friendly design that allows residents to walk to centrally located community facilities, parks and stores. The residential density would be based on a maximum density set by the zoning ordinance, yet individual lots could be very small to allow a substantial proportion of the development to be preserved as open space. The open space, accessible to residents, adds to the appeal of the TND and conserves important natural resources. Similar to conservation design and transferable development rights, TND should be considered for inclusion in any zoning ordinance.

Considerations for Conservation Design, Transferable Development Rights and Traditional Neighborhood Development

Based on the *Map of Conservation Opportunities* included in this *Plan* and overall community goals and objectives, the three ECWC Townships will consider the following when considering the use and location of any conservation design, transferrable development rights or traditional neighborhood development provisions proposed for inclusion in Township ordinances.

- Availability of, or potential to provide, adequate infrastructure - roads, water supply, sewage disposal.
- Identification of areas of open space critical to preserving community character.
- Landowners interested in preserving open space.
- Need to preserve and/or the effect on environmentally sensitive areas.
- Effect on neighboring properties.
- Including adequate standards to minimize on-site and spillover effects.

Specific Actions Related to Subdivision and Land Development Ordinances and Zoning Ordinances

The local officials of the three Townships in the East Central Wayne County Planning Area recognize that effective land use management is the key to the long-term realization of any adopted land use plan. Concurrently, the officials in Manchester Township and Oregon Township also realize that zoning is a community-changing action which is dependent on development pressure and community support.

Specific actions include:

- Using this *Comprehensive Plan* to foster a better public understanding of growth and development issues, and subdivision and land development ordinances and zoning ordinances.
- Arranging detailed training for local officials about SALDO and zoning ordinance and amendment preparation and administration.
- Conducting a public education program to answer residents' questions.
- Monitoring the need and public support for zoning in Manchester Township and Oregon Township.
- Focusing efforts on cooperative zoning and how it can be applied in ECWC via the coordination of efforts in Manchester Township and Oregon Township to facilitate adopting zoning on the same time frame.
- Considering the inclusion of innovative zoning techniques such as conservation subdivision design, transferrable development rights and traditional neighborhood development.