

Appendix C - Suggested Land Development Regulations

- Required site plan review: Require each new development or subdivision to undergo detailed site plan review to ensure that it meets all local regulations (like those suggested below) and that the development plan is pedestrian friendly, protects environmentally sensitive areas, includes roadway interconnections with adjoining properties, etc. This requirement is critical to successful implementation of other regulations suggested herein.

- Innovative subdivision regulations: Appropriate subdivision regulations will be needed to ensure that new developments follow the principles of conservation subdivisions and traditional neighborhood developments recommended throughout this report. These include elements such as connective grid street patterns, mixing of uses, smaller street widths, lot sizes and building setbacks.

- Sign & billboard regulations.

- Architectural design standards: Standards should be based on analysis of historic structures throughout the region to identify patterns that define the “regional vernacular” architecture. Professional assistance from an architecture/planning firm will probably be necessary to develop a good set of standards, customized for each separate character area. Properly enforced, the resulting design requirements will prevent spread of “Generic” by ensuring that new development is compatible with the regional vernacular.

- Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR): Both of these are incentive approaches for reducing development pressure in areas best set aside from development for reasons of environmental conservation or farmland protection.

- Tree preservation requirements for new developments. Site clearance restrictions may be included in a general tree preservation ordinance designed to save the maximum possible number of native trees on all development sites.

- Design codes for intown neighborhoods and historic districts to ensure that new development is compatible with traditional neighborhood character. Criteria to consider for adoption include:
 - Maximum square footages for commercial uses to maintain human scale and encourage pedestrian access.
 - Wide sidewalk requirements in front of store fronts to encourage street-side pedestrian activity.
 - Adequate lighting requirements to help ensure pedestrian safety.
 - Build-to-lines to bring the buildings close to sidewalks.
 - Maximum and minimum building height requirements to help ensure pedestrian scale (Minimum height 18 feet; Maximum height 35 feet).
 - Planting strip and street tree requirements along street curb to provide shade and help protect pedestrians from vehicles.
 - Inter-parcel access and alley requirements to limit curb cuts.
 - Limit sign size to pedestrian scale and orientation.
 - Store fronts with clear display windows required. No blank walls.
 - Primary pedestrian entrance directly off public street sidewalks.
 - Encourage on-street parking, where possible.

- Lower minimum parking requirements and/or shared parking requirements to minimize land areas dedicated to parking.
 - Off-street parking located behind or beside structures.
 - Permit zero-lot line residential development and low density multi-family residential.
 - Require new gas stations to place building at corner (zero lot line) with pumps in rear.
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- Large lot zoning: This is an appropriate tool for protecting farmland, undeveloped forested areas, and critical riparian areas from development pressures, provided the minimum lot size is set high enough (larger than 10 acres suggested).