

## 2019 Comprehensive Plan Strategies

Strategy Category & Number	Description
<b>Agribusiness</b>	
# 1 Strategy 4.5.2.1, Strategy 4.5.2.2, Strategy 9.3.1.1 and Strategy 9.3.1.3	Evaluate the concept of establishing voluntary agribusiness areas or districts that are centered around existing infrastructure in AR-1 zoning that allow agricultural uses or other compatible uses. Ensure that the zoning ordinance accommodates agribusiness, forestry, and similar uses in appropriate locations, including businesses that promote new uses for agricultural products and byproducts.
# 2 Strategy 9.3.2.1	Review County Code to evaluate whether agricultural food manufacturing/processes and value-added businesses are permitted uses in appropriate zones.
<b>Agriculture</b>	
# 3 Strategy 9.3.1.2	Promote and expand land use, zoning and conservation policies and incentives that keep agriculture economically viable in Sussex County.
# 4 Strategy 4.5.1.2, Strategy 5.2.2.2 & Strategy 9.3.1.5	Explore incentives that the County could offer landowners (e.g. property tax exemption) to encourage long-term forest management.
<b>Affordable Housing/Types of Housing</b>	
# 5 Strategy 4.4.1.3, Strategy 8.2.3.3, Strategy 8.2.3.4, Strategy 8.2.6.1, Strategy & 12.2.4.1 Strategy 12.2.5.1	Review zoning code to determine if modifications are needed to permit new styles of housing such as tiny house construction and agri-hood developments to be developed in the code as they appear. Further promote and consider expansion of existing opportunities for affordable housing such as the Accessory Dwelling Unit ordinance, Garage/Studio apartment ordinance, Special Exception for Medical Hardships, and/or the use of guest houses. Determine the challenges and opportunities that could be associated with allowing multiple, small units (such as tiny houses) on one lot and if found feasible and determine if code modifications are needed
# 6 Strategy 8.2.1.1 & Strategy 8.3.1.1	Improve the County's SCRP and the MPHU Programs to provide incentives to properly reflect the housing market and incentivize developers to participate in the provision of affordable housing. Evaluate current County code on an on-going basis to determine if any regulatory barriers exist that impede the development of multi-family and affordable housing.
# 7 Strategy 8.2.1.2	Consider development of a Community Development Fund or similar funding mechanism to provide affordable housing assistance, creation, and preservation.
# 8 Strategy 8.2.1.3	Explore ways for private developers to provide more multi-family and affordable housing opportunities.
# 9 Strategy 8.2.1.5	Examine if a sliding scale fee structure for homebuyers below a certain income threshold is feasible.
# 10 Strategy 8.2.3.1	Promote increasing affordable housing options, including the supply of rental units, near employment opportunities.
# 11 Strategy 8.2.3.2	Review County code to determine if there are regulatory barriers to development of affordable housing and manufactured housing.
# 12 Strategy 8.2.3.5	Consider broadening the product type in zoning that allows fee-waivers for affordable housing to include multi-family housing.
# 13 Strategy 8.2.4.1	Encourage universal design principles in new home construction and rehabilitation.
<b>Brownfields/Redevelopment</b>	
# 14 Strategy 4.1.4.1	Determine if there are ways to encourage developers to redevelop particular brownfield sites.
# 15 Strategy 5.3.1.4 & Strategy 12.3.1.1	Develop incentives to encourage the redevelopment of brownfields and greyfields. Determine if there are incentives that can be established for developers that propose redevelopment.

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<b>Buffers (General - Not Wetlands Specific)</b>		
# 16	Strategy 4.4.1.1 & Strategy 5.1.1.2	Identify an appropriate range of landscape buffer distances based on location, height, and context. Identify an appropriate range of landscape buffer distances based on location, height, and context.
<b>Byways</b>		
# 17	Strategy 10.1.5.1	Continue working to expand byway routes through Milton, Bridgeville, and Lewes.
<b>Campgrounds</b>		
# 18	Strategy 8.1.1.5	Consider an ordinance with rules and regulations governing campgrounds.
<b>Cluster Design</b>		
# 19	Strategy 4.3.2.1	Improve the cluster development ordinance.
<b>Density</b>		
# 20	Strategy 13.3.1.5	Consider higher- density mixed-use development in appropriate areas with current or future access to travel options, consistent with recommendations in the Land Use Element.
<b>Density Bonus</b>		
# 21	Strategy 4.1.1.1, Strategy 5.1.1.3, Strategy 6.2.1.1 & Strategy 6.2.1.2	Evaluate the County's density bonus program to determine ways to better encourage the use of the program. Evaluate the County density bonus program to determine how to better encourage the use of the program. Evaluate the County density bonus program to determine ways to better encourage the use of the program. Consider the expansion of the density bonus program into other districts in order to obtain funds for open space and natural resource preservation.
<b>Economic Development (General or Via Zoning)</b>		
# 22	Strategy 9.1.3.1 & Strategy 9.2.2.4	Consider an analysis of County and local regulations to identify those regulations that may be inhibiting economic development. Identify areas that are served with adequate electricity, natural gas, and fiber optic infrastructure for rezoning to LI-1 and LI-2 uses.
# 23	Strategy 9.2.2.5	Explore establishment of a County Economic Development Grid with zones to be centered around areas of the County and associated communities where the County would like to promote economic development.
# 24	Strategy 9.2.2.1	Review zoning code and the development process to see if there are prohibitive costs to development for industrial park developers.
<b>Energy Efficiency</b>		
# 25	Strategy 7.3.3.1	Consider reductions in building permit fees to homes that go above and beyond the energy code requirements.
# 26	Strategy 7.3.2.1	Encourage renewable energy sources from a utility level standpoint with a committed power company integration.
# 27	Strategy 7.3.2.2	Be adaptive to new renewable energy sources and revisit County Code as needed.

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<b>Environment (General Not Wetlands Specific)</b>	
# 28 Strategy 5.1.2.2, Strategy 5.1.4.4 & Strategy 11.1.1.5	Review the appropriate sections of Sussex County’s zoning and subdivision codes to determine if amendments are needed that will better help protect groundwater, waterways, sensitive habitat areas, and other critical natural lands in Sussex County. Consider methods to formulate stronger strategies for better protecting groundwater, waterways, sensitive habitat areas, and other critical natural lands in Sussex County. Cooperate with DNREC to formulate effective, yet locally acceptable, strategies for better protecting groundwater, waterways, watersheds sensitive habitat areas, and other critical natural lands in Sussex County
<b>Group Homes, Shelters</b>	
# 29 Strategy 8.1.1.4 & Strategy 8.1.3.2	Evaluate current process for how group homes, shelters, and co-living arrangements are approved through County Code to determine if revisions are necessary. Support implementation of low-barrier shelters year-round in Sussex County.
<b>Hazard Mitigation</b>	
# 30 Strategy 5.3.5.1	Evaluate the effectiveness of the County floodplain ordinance to determine if modifications are needed.
# 31 Strategy 5.3.5.2	Evaluate the effectiveness and consider implementation of the mitigation actions of the County’s Hazard Mitigation Plan in order to reduce the County’s risk to natural and human-made hazards.
<b>Height</b>	
# 32 Strategy 4.4.1.2 & Strategy 12.1.1.2	Revisit height limits in the County Code for residential and commercial districts to determine if heights are accurate for such districts and uses, as well as determining if the method for measuring height should be revised.
<b>Historic Preservation</b>	
# 33 Strategy 10.1.2.2 & Strategy 10.2.1.3	Consider the development of an ordinance that would require documentation of a structure built more than 80 years ago. Consider revisiting and adopting a County historic preservation ordinance.
<b>Interconnectivity</b>	
# 34 Strategy 12.1.4.1	Encourage pedestrian connectivity between developments with sidewalks, paths, trails, and easements.
# 35 Strategy 12.1.4.2 & Strategy 12.1.4.3	Revisit County Code to determine if modifications are needed to encourage interconnectivity between residential developments. Develop connectivity standards for new developments in order to create multiple, alternate routes for automobiles and more route options for people on foot and on bicycles.
# 36 Strategy 13.2.2.4	Require new commercial developments to be interconnected to the adjoining existing commercial land uses.
# 37 Strategy 13.6.2.2	Support the development and implementation of the statewide bicycle plan, a Blueprint for a Bicycle-Friendly Delaware, and continue to support the creation of recreational trails and shared-use pathways to connect communities to employment, commercial services, recreational opportunities, and to provide safe alternatives to car travel.

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<b>Master Planning</b>	
# 38 Strategy 4.4.1.5, Strategy 12.2.2.2, Strategy 13.1.1.3 & Strategy 13.6.2.1	Encourage master planning for large-scale developments on large parcels or groups of parcels in the Town Center, Coastal Area, Developing Area, and Commercial land use classifications to provide flexibility in design. Consider ways to encourage master planning of large-scale developments that allow flexibility in the design of a site's buildings, trails and pedestrian paths, roads, and open space and encourage interconnectivity between parcels of land. Incorporate bike and pedestrian facilities into community master plans where appropriate and consider allowing the use of motor-assisted bicycles along bicycle facilities and trails.
# 39 Strategy 13.3.1.1	Encourage designs that provide a mix of residential seclusion and local connectivity without additional cost or risk to residents.
# 40 Strategy 13.6.1.7	Promote commercial businesses' and large scale planned communities' use of transit shuttle.
<b>Open Space (Includes Tree Preservation)</b>	
# 41 Strategy 4.3.2.3	Strengthen County development regulations to ensure that open space dedicated by developers contains contiguous open space.
# 42 Strategy 4.3.2.4, Strategy 5.1.1.1 Strategy 5.1.1.5, Strategy 6.2.2.1, Strategy 6.2.1.3 & Strategy 12.1.3.1	Revisit County Code to determine if modifications are needed to open space requirements to promote less fragmentation of open space. Reevaluate County Code definition of Open Space to determine if modifications need to be made relating to the calculation of open space. Strengthen County development regulations to ensure that open space dedicated by developers contains contiguous open space. Consider developing a program for installation of signage at permanently preserved open space tracts acknowledging that the County has preserved the land.
# 43 Strategy 5.1.1.6 & Strategy 12.1.3.2	Consider creating an ordinance designed to protect established, mature, healthy trees during the construction of new developments to better preserve existing trees and green spaces.
# 44 Strategy 5.1.5.2 & Strategy 6.2.1.4	Consider County-level financing mechanisms for open space preservation and management to leverage state and federal dollars
# 45 Strategy 5.1.5.3	Consider strategies, including deed acquisition and preservation easements, as an approach to permanently preserve the County's open space.
# 46 Strategy 6.1.4.1	Require that recreation lands open to the public that are in new developments be protected by easements.
# 47 Strategy 6.2.3.1	Continue to facilitate the preservation of more undeveloped land. This should include working with the Sussex County Land Trust and other organization's efforts to preserve and expand open space access across the County.
<b>Outdoor Lighting</b>	
# 48 Strategy 12.1.1.1	Consider design standards for lighting such as downward screening for commercial and residential properties.
<b>Permitted Uses (Revision of)</b>	
# 49 Strategy 8.2.3.6	Consider revisiting zoning code to determine in districts where multifamily housing is currently a conditional use, if it should be made a permitted use if water and sewer are already present and available on the site.
# 50 Strategy 8.3.1.1	Evaluate current County code on an on-going basis to determine if any regulatory barriers exist that impede the development of multi-family and affordable housing.
# 51 Strategy 12.2.3.1	Revisit code to consider a mixed-use zoning district.

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Strategy Category & Number		Description
<b>Process (Changes to the Process)</b>		
# 52	Strategy 12.2.1.1	Revisit code to determine if modifications can be made to the review and approval process for new developments that in turn promote better design and character of the community.
# 53	Strategy 12.2.6.1	Reinforce the Preliminary Conference as an integral step in the Plan Submission Procedure.
# 54	Strategy 12.2.6.2	Consider strengthening the staff's recommendation and comment during the Plan Submission Procedure.
<b>Recycling/Waste</b>		
# 55	Strategy 7.6.1.1	Include siting for recycling containers in land use approvals on controlled sites to avoid illegal dumping.
# 56	Strategy 7.6.1.2 & Strategy 7.6.1.3	Revise County codes to include conditional use approvals for recycling processors in the County. Develop citing criteria for County code regarding hazardous waste and waste-to-energy (incinerator) facilities.
<b>Roads/DeIDOT</b>		
# 57	Strategy 13.2.1.2	Establish a committee to advise County Council and DeIDOT on recommended transportation improvements in the county.
# 58	Strategy 13.2.1.3 & Strategy 13.7.1.1	Consider working with the state legislature to determine feasibility of establishing dedicated county transportation funding. If the county establishes a new matching funding mechanism then the state should explore the possibility of establishing a new source of matching funds.
# 59	Strategy 13.2.1.7	Implement methods to increase capacity and reduce development encroachment along key east/west corridors as identified in the "Corridor Visions," such as increasing frontage setback requirements, purchasing easements, access management and promoting interconnectivity.
# 60	Strategy 13.2.2.5	Consider revisiting and revising current functional classification for certain roadways in the county.
# 61	Strategy 13.3.1.7	Research the effectiveness of Level of Service (LOS) ordinances in surrounding counties and consider implementing similar LOS standards in order to use future traffic impacts in the development approval process.
<b>Sewer/Chapter 110</b>		
# 62	Strategy 7.1.1.6	Amend Chapter 110 of County Code to reflect the new sewer service tier system proposed as part of this Comprehensive Plan update.
# 63	Strategy 7.1.2.2	Evaluate the conditional use process for community wastewater system treatment facilities to encourage regionalization.
<b>Tax Ditches</b>		
# 64	Strategy 5.3.4.4	Research or coordinate with the Conservation District on tax ditch setbacks.
<b>Telecommunications/Utilities</b>		
# 65	Strategy 7.5.1.2	Revisit County Code to determine ways to streamline the process for approval and construction of telecommunications (including cell tower) infrastructure.
# 66	Strategy 12.1.2.1	Encourage the locating of overhead power and communications utilities underground.

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<b>Water Quality</b>	
# 67	Strategy 5.3.1.2 Support the State's goals and standards for surface and drinking water quality.
# 68	Strategy 5.3.1.5, Strategy 5.3.3.1 & Strategy 7.2.1.2 Determine if a review of the existing County wellhead protection ordinance and water recharge areas is needed. Protect long-term water supply by encouraging land conservation in groundwater recharge areas. Determine if modifications are needed to the existing County wellhead protection ordinance in order to allow a case by case analysis of the wellhead protection areas based on general groundwater movement.
# 69	Strategy 7.2.2.1 Require interconnections between water systems whenever supported by sound engineering judgment.
<b>Wetlands/Conservation Zone</b>	
# 70	Strategy 4.3.2.2 Consider deletion of wetlands from density calculations.
# 71	Strategy 5.1.1.4 Review County Code to determine improvements to the requirements and location of the Conservation Zone.
# 72	Strategy 5.3.1.1, Strategy 5.3.1.3, Strategy 7.4.2.1 & Strategy 11.1.1.5 Consider developing a program for wetlands and waterways protection. Identify an appropriate range of wetlands buffer distances based on location and context. Consider working with stakeholders to develop buffer incentives or a program for wetlands and waterways. Cooperate with DNREC to formulate effective, yet locally acceptable, strategies for better protecting groundwater, waterways, watersheds sensitive habitat areas, and other critical natural lands in Sussex County.