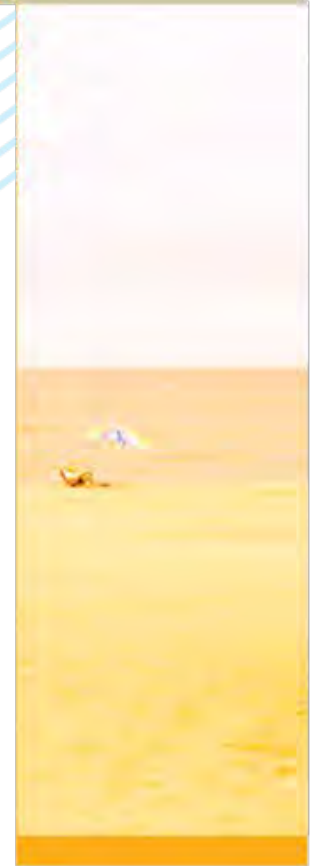




THE SUSSEX PLAN

SUSSEX COUNTY COMPREHENSIVE PLAN COUNTY COUNCIL AND PLANNING AND ZONING COMMISSION WORKSHOP



March 29, 2017

TODAY'S WORKSHOP



- ▶ Public Comment
- ▶ Future Land Use
- ▶ Workshop Wrap-Up
- ▶ Public Comment

FUTURE LAND USE



FUTURE LAND USE



► 2008 Future Land Use Element

- Existing Land Use
- Incorporated Municipalities
- Developed and Protected Lands
- Pace of Development
- Location of Development
- Future Land Use Plan Goals
- Structure of the Future Land Use Plan
- Growth Areas and Rural Areas
- Delaware Strategies for State Policies and Spending
- Future Land Use Map
- Other Land Use Topics
 - TDR, Ag. Preservation, Resource Protection Programs, Manufactured Housing, Community Design Guidelines, Eligible Open Space

FUTURE LAND USE



► Future Land Use Plan

- Most influential part of the Comprehensive Plan
- Designates what parts of the County are intended to be growth and preservation areas
- Designated growth and preservation areas also influence state policy on growth management strategies and how the state allocates infrastructure spending

FUTURE LAND USE



► 2008 Future Land Use Plan Planning Areas

Growth Areas

- Municipalities
- Town Centers
- Developing Areas
- Environmentally-Sensitive Developing Areas
- Mixed Residential Areas
- Highway Commercial Areas
- Planned Industrial Areas

Rural Areas

- Low-Density Areas
 - Protected Lands
 - Agricultural Preservation Districts (State Program)



Sussex County
Comprehensive
Plan

2008 Comprehensive Plan Future Land Use with 2016 Municipal Annexation Areas

- Municipalities
- Municipal Annexation Areas
- Ag Preservation District
- Protected Lands

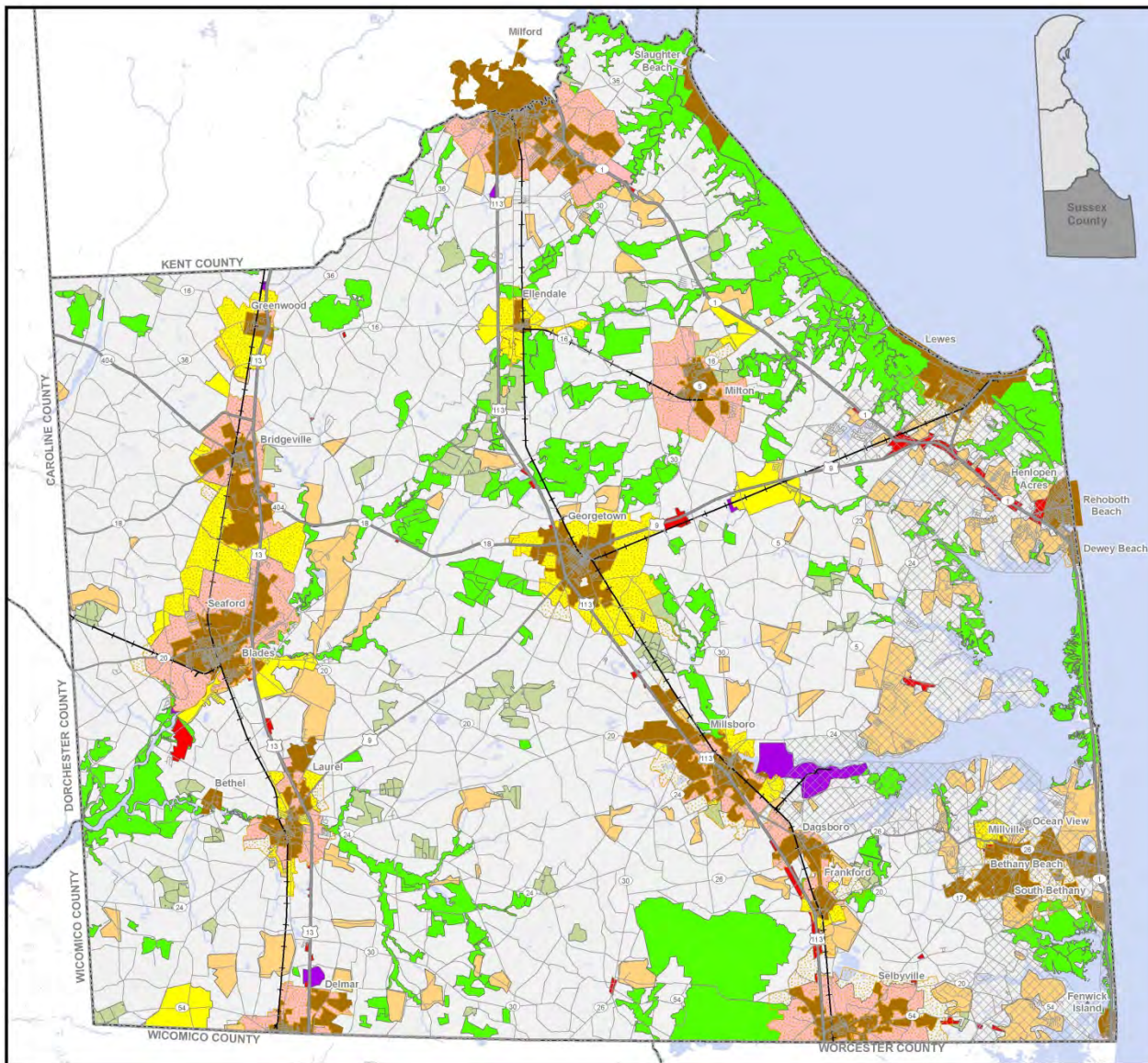
2008 Future Land Use

- Environmentally Sensitive Development Areas
- Town Center
- Developing Area
- Mixed Residential Areas
- Highway Commerical
- Planned Industrial Areas

Sources: DE FirstMap, Sussex County Mapping Dept.
Land Use Data from 2008, State Forest Data from 2013, Forest
Conservation Easements Data from 2016, Municipal Annexation
Areas 2016



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FUTURE LAND USE



▶ Town Centers

- Part of municipal future annexation areas
- Range of housing types (medium to high-density residential, 4–12 units per acre)
- Commercial and retail complement adjacent areas

▶ Developing Areas

- Newer, emerging growth areas
- Located near main arterial roads
- Mostly within future annexation areas
- Potential to be served by water and sewer
- Range of housing types (2 units per acre with density bonus option to go to 4)

FUTURE LAND USE



▶ Environmentally–Sensitive Developing Areas

- Desirable locations for new housing
- Contain ecologically important wetlands and coastal lands
- Range of housing types
- Overlay, so underlying density prevails (most 2 units per acre, up to 4 units with density bonus)
- Option to net out tidal wetlands when calculating net tract size

▶ Mixed Residential Areas

- Existing residential development and lands where residential development is proposed under GR and MR zoning districts
- Non–residential development not encouraged
- 4 units per acre single–family; 12 units per acre multi–family
- Central water and sewer preferred

FUTURE LAND USE



▶ Highway Commercial

- Highway commercial corridors, shopping centers and other large commercial vicinities geared toward vehicular traffic
- Also appropriate for hotels, motels, car washes, auto dealerships, lumberyards and other larger-scale commercial uses not primarily targeted to the residents of immediately adjacent residential areas

▶ Planned Industrial

- Larger industrial uses including heavier industry, light industry, warehousing, and flex space

▶ Low Density Areas

- AR-1
- Protected Lands
- Ag Preservation Districts

FUTURE LAND USE



► Future Land Use Plan versus Zoning

- County zoning regulations carry out the Future Land Use Plan
- Future Land Use Plan planning areas are not zoning districts
 - Land within future land use plan areas may include parts of two or more zoning districts
- Zoning Ordinance contains the detailed regulations for implementing the future land use plan policies on land development and conservation




**Table 8
Recommended Densities and Uses**

Comprehensive Plan Use	Applicable Zoning Districts
<p>Low Density Agricultural / Residential Area Allowable units based on three-quarter acre lot size Clustering allowed to 1/2-acre lot size</p>	<p>Agricultural Preservation Districts and Preservation Easements Agricultural Residential District (AR-1) Neighborhood Business District (B-1) Bio-Tech Industry Agriculturally Related Industries Commercial-Residential District (CR-1)</p>
<p>Low to Medium Density Environmentally Sensitive Developing Area Density is based on underlying zone</p>	<p>Agricultural Preservation Districts and Preservation Easements Agricultural Residential District (AR-1) Neighborhood Business District (B-1) Medium Density Residential District (M-R) General Residential District (GR) Commercial-Residential District (CR-1) Marine District (M) Limited Industrial District LI-1) Light Industrial District (LI-2)</p>
<p>Medium Density Developing Areas Four dwelling units/acre base density. (Higher densities may be permitted if area is adjacent to Town Center or other High Density Developed Areas)</p>	<p>Agricultural Preservation Districts and Preservation Easements Agricultural Residential District (AR-1) Neighborhood Business District (B-1) Medium Density Residential District (MR) General Residential District (GR) High Density Residential District (HR-1 & HR-2) Commercial-Residential District (CR-1) Marine District (M) Limited Industrial District (LI-1) Light Industrial District (LI-2) Heavy Industrial District (HI-1) New Commercial District</p>
<p>High Density Town Center Four to twelve dwelling units/acre gross density. (Or highest density allowed in adjacent municipality)</p>	<p>Neighborhood Business District (B-1) Medium Density Residential District (MR) General Residential District (GR) High Density Residential District (HR-1 & HR-2) Commercial-Residential District (CR-1) Marine District (M) Limited Industrial District (LI-1) Urban Business District (UB) New Commercial District</p>
<p>Commercial District</p>	<p>Neighborhood Business District (B-1) Commercial-Residential District (CR-1) New Commercial District</p>
<p>Industrial District</p>	<p>Limited Industrial District (LI-1) Light Industrial District (LI-2) Heavy Industrial District (HI-1)</p>



Sussex County
Comprehensive
Plan

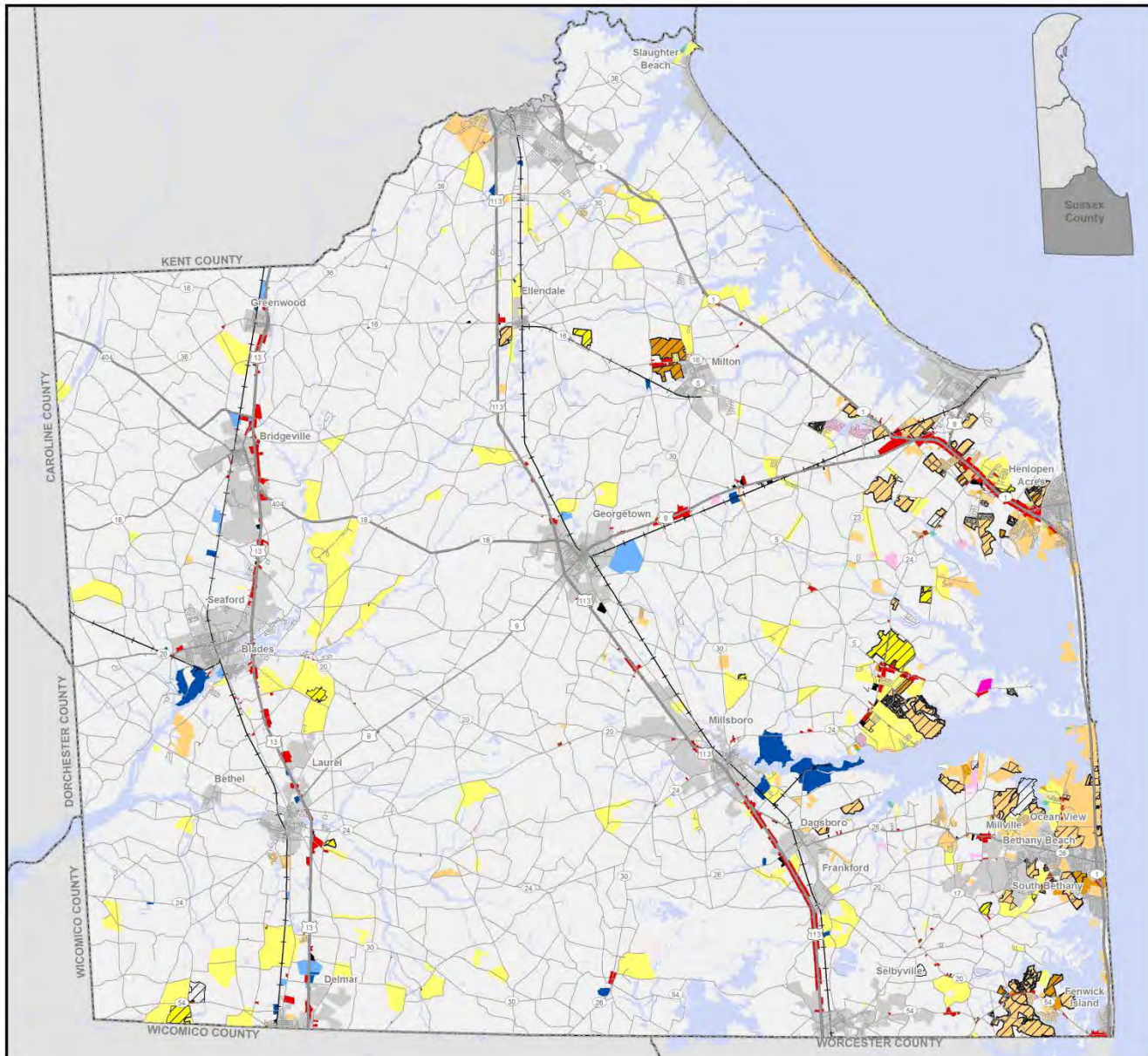
2016 Zoning

-  Municipalities
-  Agricultural - AR-1
-  AR-1/RPC
-  Agricultural - AR-2
-  Medium Residential - MR
-  MR/RPC
-  General Residential - GR
-  GR/RPC
-  High Density Residential - HR-1
-  HR-1/RPC
-  High Density Residential - HR-2
-  HR-2/RPC
-  Vacation, Retire, Resident - VRP
-  Neighborhood Business - B-1
-  General Commercial - C-1
-  Commercial Residential - CR-1
-  Marine - M
-  Limited Industrial - LI-1
-  Light Industrial - LI-2
-  Heavy Industrial - HI-1

Sources: DE FirstMap, Sussex County Mapping Dept.
Zoning Data 2016



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FUTURE LAND USE



► Guidelines used to determine 2008 Future Land Use

- Proximity to an incorporated municipality or a municipal annexation area
- Presence of existing public sewer and public water service nearby
- Plans by the County to provide public sewage service within five years
- Location on or near a major road
- Character and intensity of surrounding development, including proposed development
- Location relative to major preserved lands
- The area's environmental character
- How the area ranks according to the "Delaware Strategies for State Policies and Spending" document (Level 1, Level 2, Level 3, or Level 4)

FUTURE LAND USE



► What changes were made in 2008

- Lands added to the annexation areas of certain incorporated municipalities, as shown in comprehensive plans adopted by these municipalities and certified by the State.
- Zoning map changes approved by Sussex County Council since the previous plan was completed.
- A few selected new “Developing Areas” that are intended to provide locations where density might be increased from the current zoning if the developer uses density bonus options.

FUTURE LAND USE



▶ County Wastewater Service Areas

- **Existing Sewer Districts** – Areas where service is provided by Sussex County. Private wastewater service providers are regulated in these areas.
- **County Planning Areas (Primary Service Areas)** – Areas where the County has conducted planning activities to eliminate septic systems and/or serve future development and growth. Primary service areas are areas with immediate needs and are designated either as developing areas or areas that have a significant amount of existing development with wastewater needs. Private wastewater service providers are regulated in Primary Service Areas.



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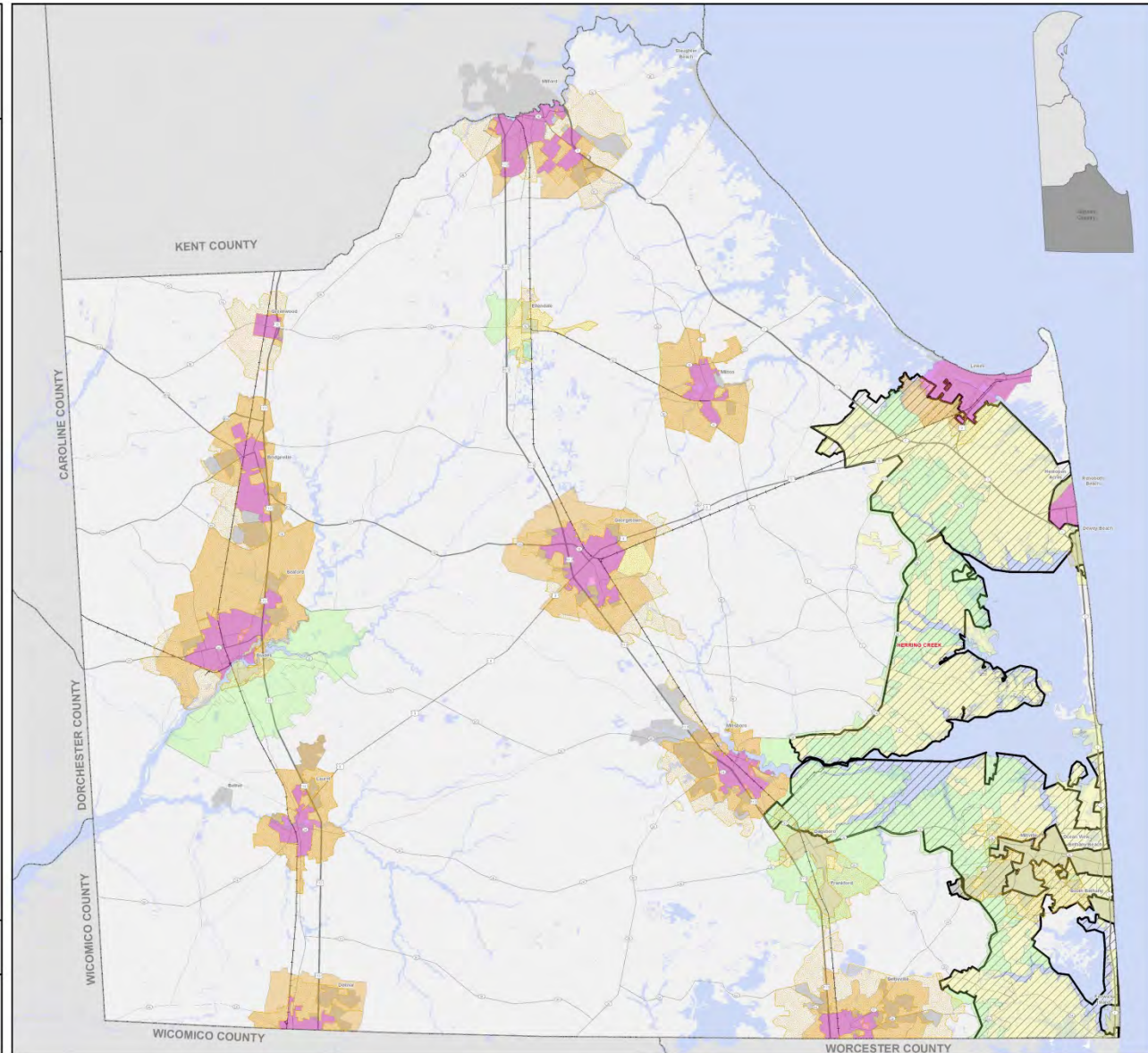
DRAFT Sewer Districts and Sewer Service Areas

- Existing County Sewer Districts
- County Sewer Planning Areas
- Municipal Sewer Districts
- Municipal Growth and Annexation Areas
- Town/City Potential Annexation Areas
- Environmentally Sensitive Development Area (ESDA)
- Rail Lines
- County Boundaries
- Major Rivers
- Waterbodies
- Municipalities

Sources: DE FirstMap, Sussex County Mapping Dept.
ESDA layer from 2008



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Sussex County
Comprehensive
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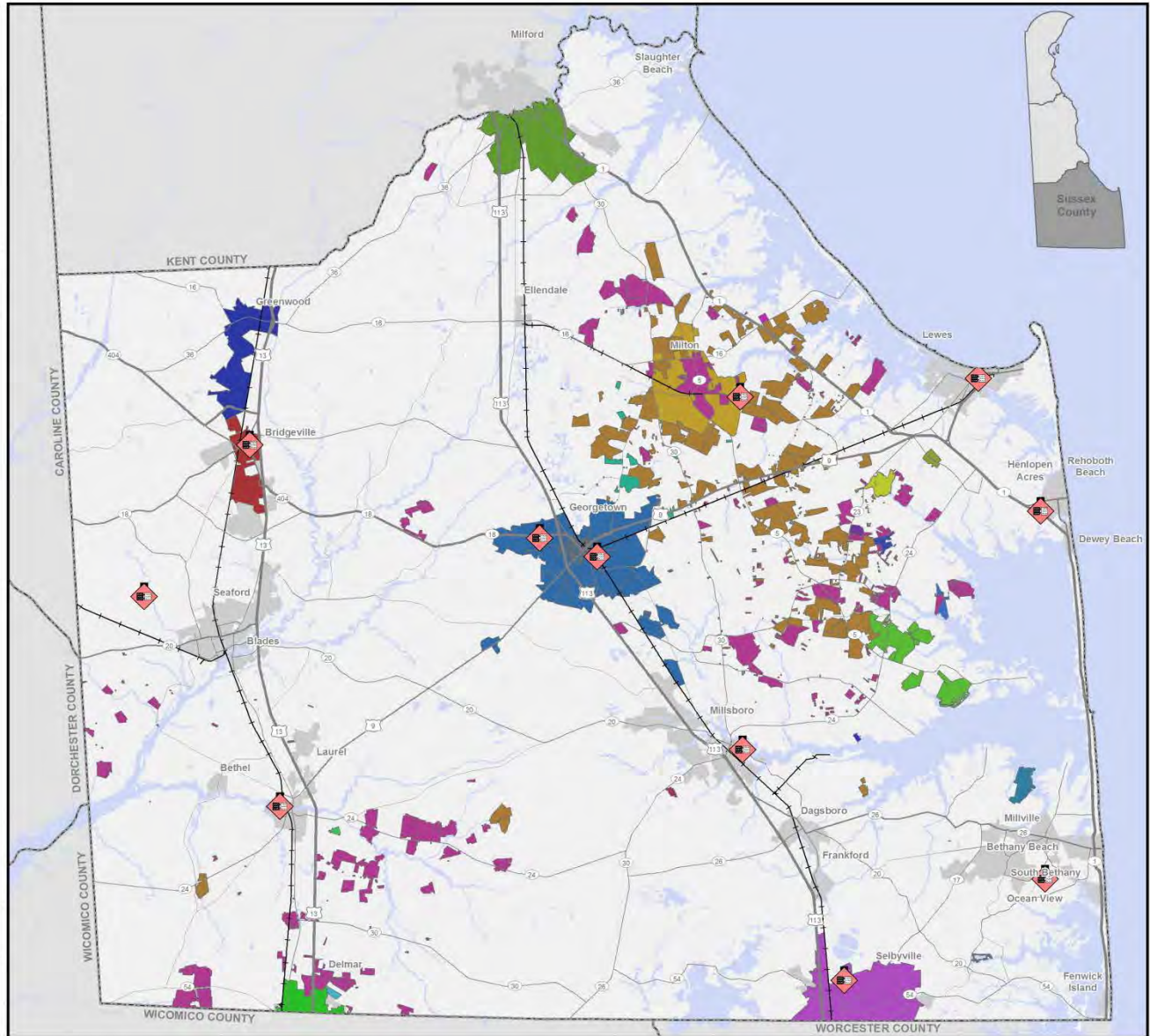
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Wastewater Service Areas

Wastewater Service Areas that have received CPCNs

Wastewater Utilities

- Abandoned
 - Artesian Environmental Services Inc.
 - Artesian Wastewater Management, Inc.
 - Bass Properties, Inc.
 - Town of Bridgeville
 - Camden-Wyoming Sewer and Water Authority
 - Chapel Green Homeowners Association, Inc.
 - Town of Clayton
 - Town of Delmar
 - Excel Property Management LLC
 - Town of Georgetown
 - Town of Greenwood
 - City of Harrington
 - Inland Bays Preservation Company
 - Kent County
 - City of Milford
 - Town of Milton
 - Moore Grant Sanitation, Inc.
 - Oak Crest Farms
 - Town of Selbyville
 - Sussex County
 - TESI
 - The Association of Owners of Gull Point Condominium, Inc.
 - The Hamlet at Dirickson Pond LLC
 - Tidewater Environmental Management, Inc.
 - Tidewater Environmental Services, Inc.
 - Utility Systems, Inc.
 - Wastewater Utilities, Inc.
 - YMG Corporation
-
- Wastewater Facilities
 - Rail Lines
 - County Boundaries
 - Major Rivers
 - Waterbodies
 - Municipalities

Sources: DE FirstMap, Sussex County, DE Public Service Commission
Wastewater Service Data from 2016



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Sussex County
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Water Service Areas

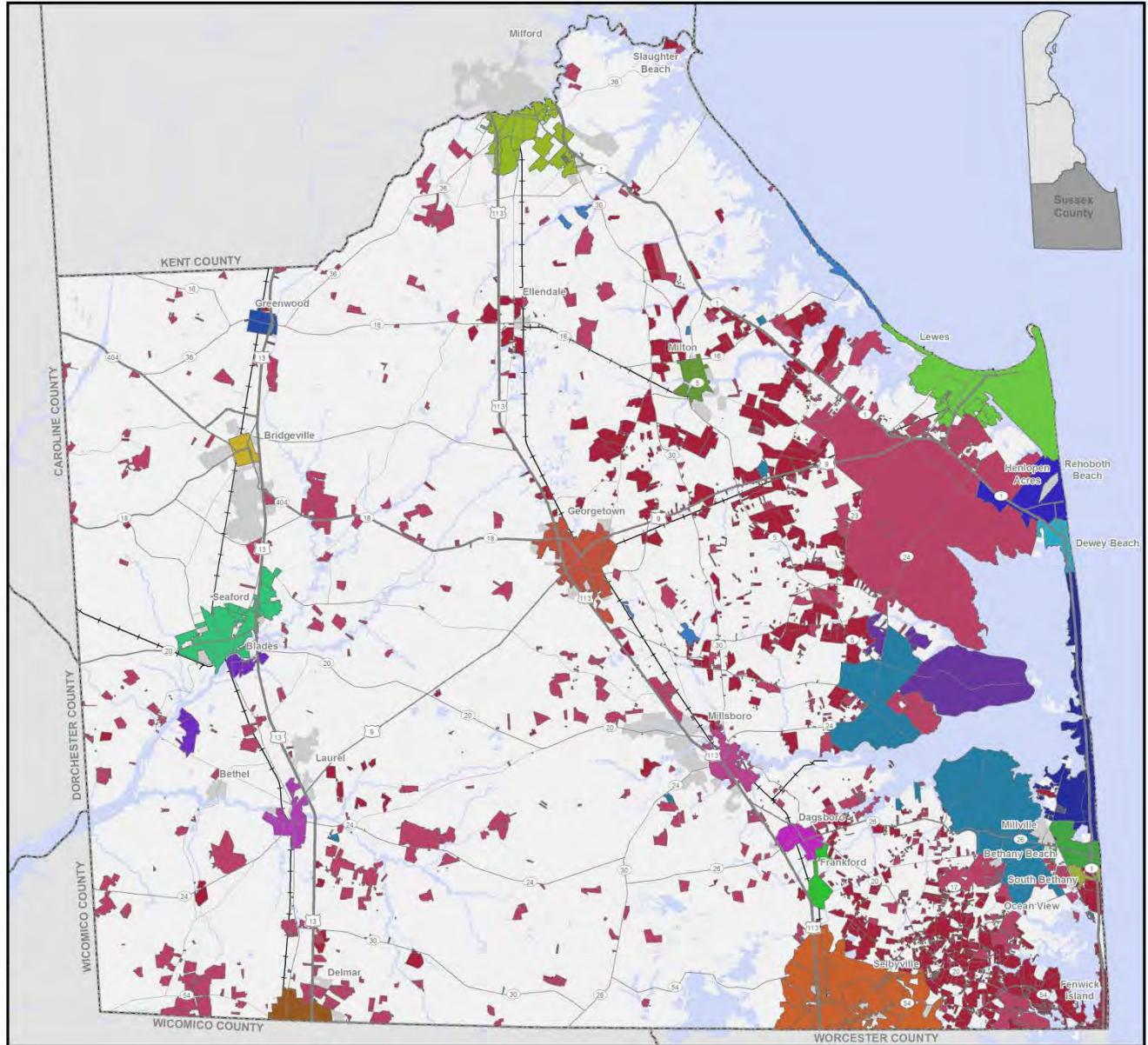
Water Service Areas that have received CPCNs

Water Service Utilities

- Artesian Water Company, Inc.
- Abandoned
- Camden-Wyoming Sewer
- City of Milford
- City of Rehoboth
- City of Seaford
- J.H. Wikerson & Son
- Lewes Board of Public Works
- Long Neck Water Company
- Public Water Supply
- Southern Shores Water Company
- Sussex County Council
- Sussex Shores Water Company
- Tidewater Utilities, Inc.
- Town of Bethany Beach
- Town of Blades
- Town of Bridgeville
- Town of Dagsboro
- Town of Delmar
- Town of Frankford
- Town of Georgetown
- Town of Greenwood
- Town of Laurel
- Town of Millsboro
- Town of Milton
- Town of Selbyville

- Municipalities
- County Boundaries
- Rail Lines
- Major Rivers
- Waterbodies

Sources: DE FirstMap, Sussex County, DE Public Service Commission
Wastewater Service Data from 2016



FUTURE LAND USE



► Delaware Strategies for State Policies and Spending

- **Purpose:** help coordinate local land use decision-making with State decisions made about funding infrastructure, such as the schools and roads needed to support appropriate development
- **Investment Level 1:** State's intent to use its spending and management tools to maintain and enhance community character, to promote well-designed and efficient new growth, and to facilitate redevelopment.
- **Investment Level 2:** State's intent to use its spending and management tools to promote well-designed development in these areas. Such development provides for a variety of housing types, user-friendly transportation systems, and provides essential open spaces and recreational facilities, other public facilities, and services to promote a sense of community.

FUTURE LAND USE



► Delaware Strategies for State Policies and Spending

- **Investment Level 3:** State's intent is to acknowledge that while development in Investment Level 3 Areas may be appropriate, there are significant considerations regarding the timing, phasing, site characteristics, or Agency programs that should be weighed when considering growth and development in these areas. **Some lands designated Investment Level 3 are longer term growth areas,** and are not necessary to accommodate expected population, household, and employment growth in the next five years (or more).
- Other areas designated as Investment Level 3 represent lands in the midst of **rapidly growing areas designated Investment Levels 1 or 2 that are somehow impacted by natural resource, agricultural preservation, or other infrastructure issues.** Development of these areas in the near term future may be appropriate, as long as State Agencies and local governments with land use authority investigate and accommodate the relevant issues on the sites and in the surrounding areas.
- In Sussex County's case, **much of the Environmentally Sensitive Developing Area is designated as Level 3.** This designation acknowledges that these areas are part of the County's future growth zone. However, this designation also suggests that special scrutiny should be applied to spending decisions and development proposals within these areas to ensure these activities are consistent with State and local development and preservation policies.

FUTURE LAND USE



- ▶ **Delaware Strategies for State Policies and Spending**
 - **Investment Level 4:** It is the State's intent to discourage additional development in Investment Level 4 areas unrelated to the area's needs. It will do so through consistent policy decisions and by limiting infrastructure investment, while recognizing that state infrastructure investments may be appropriate where state and local governments agree that such actions are necessary to address unforeseen circumstances involving public health, safety, or welfare.

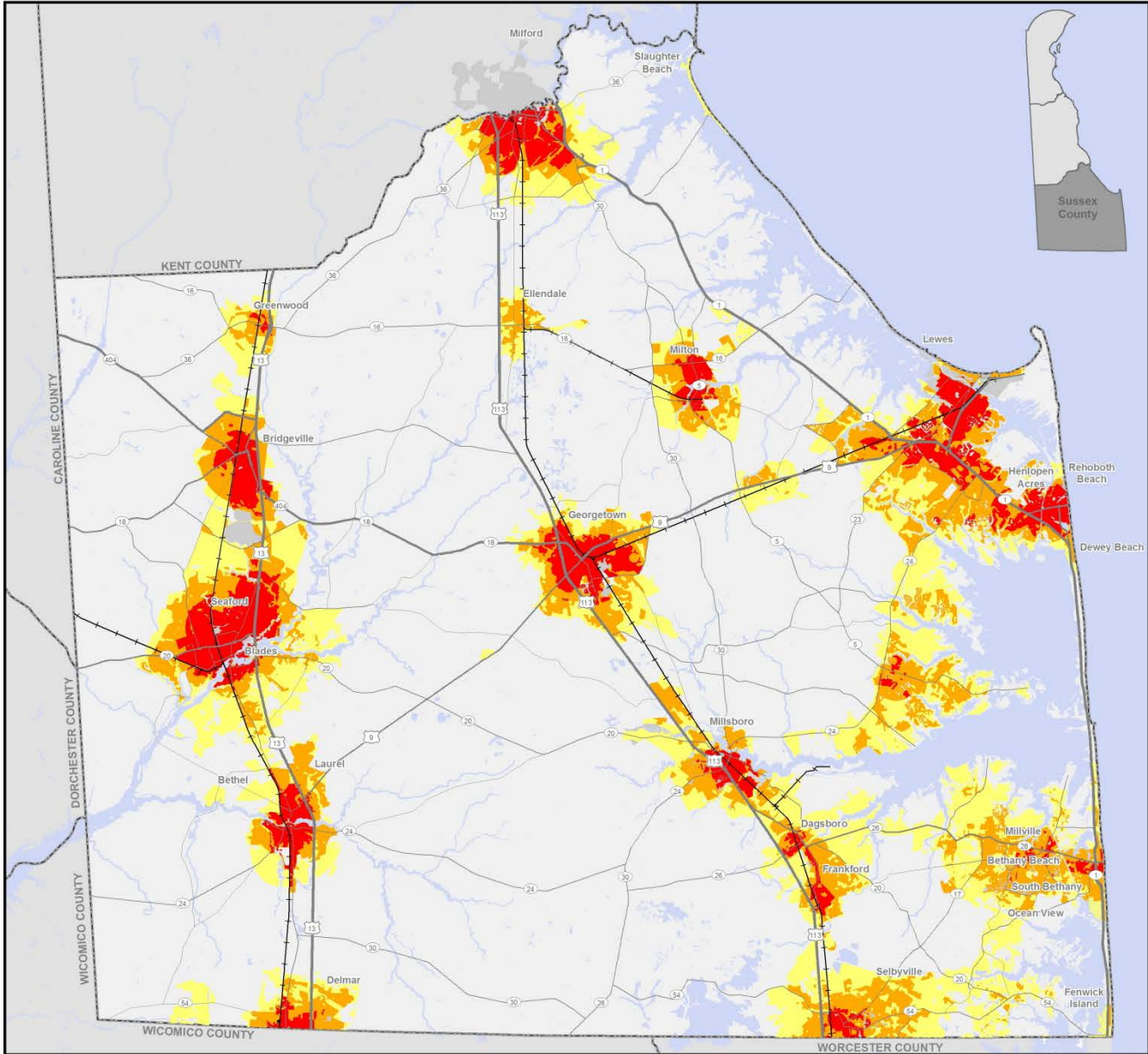


Sussex County
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Strategies for State Policies and Spending

- Level 1 - (Highest Priority for Funding)
- Level 2
- Level 3
- Level 4 - (Lowest Priority for Funding)
- Municipalities
- County Boundaries
- Rail Lines
- Major Rivers
- Waterbodies

Sources: DE FirstMap, Sussex County Mapping Dept.
Office of State Planning Coordination



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Sussex County
Comprehensive
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DRAFT DeIDOT Transportation Improvements

Henlopen TID

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Lewes Transit Facility

Lewes Transit Facility

FY17 - FY22 CTP Approved

- Roads
- Bike / Pedestrian
- Transportation Alternatives Program
- Transit Facility

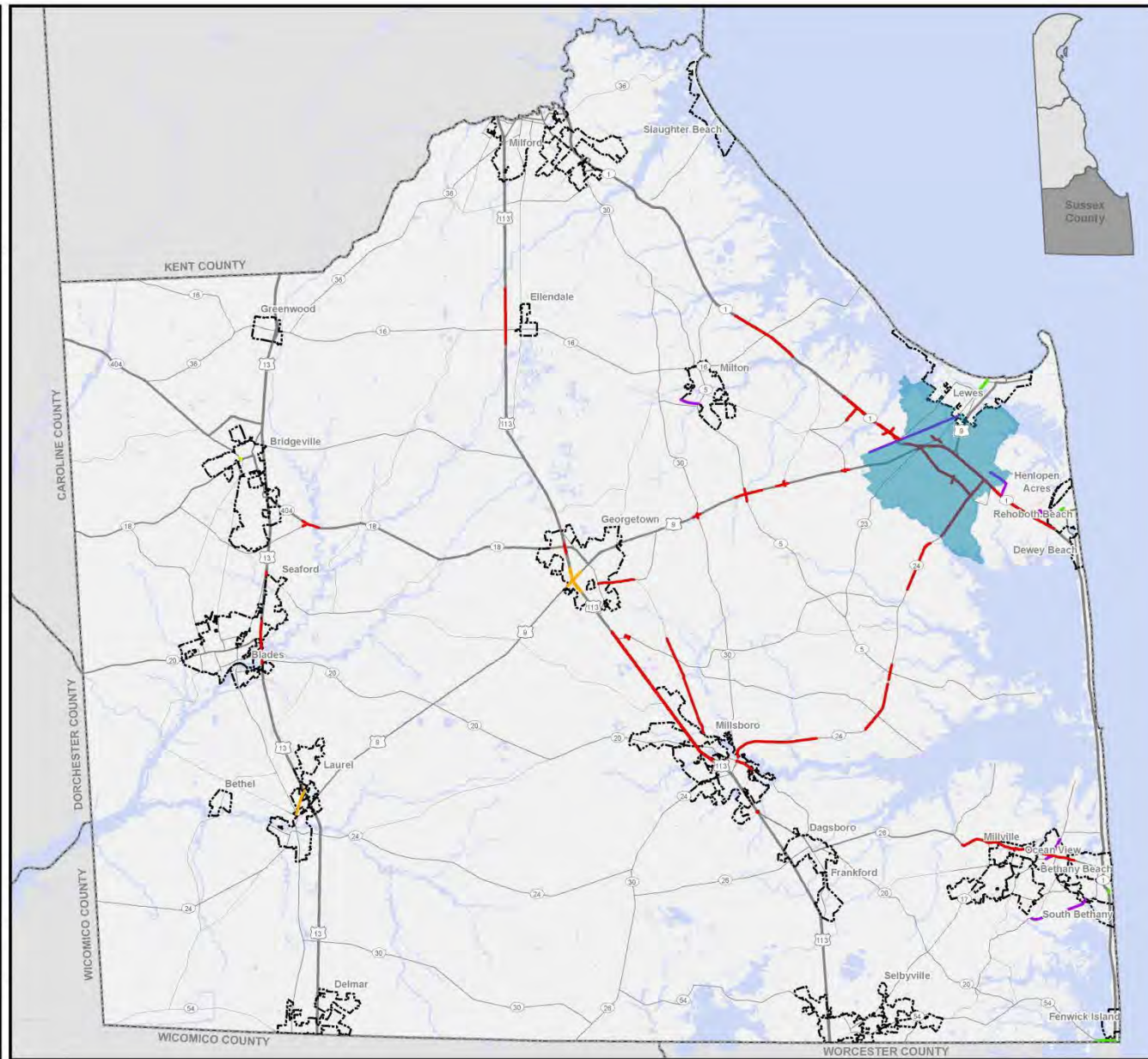
Additional Road Projects

- Approved
- Proposed

Additional Bike Ped Projects

- Bike / Pedestrian
- Transportation Alternatives Program

Sources: DE FirstMap, Sussex County Mapping Dept.,
DeIDOT



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FUTURE LAND USE



► Future Land Use Map Considerations

- Do lands in future annexation areas need to be reclassified in a different land use category now?
- Were there zoning map changes since 2008 that now contradict the future land use category?
- Are there new developing areas?
- Does one commercial classification still make sense?

FUTURE LAND USE



▶ Development of Alternative Futures

- A series of possible land use futures (e.g.: scenarios) for Sussex County
 - Where will the projected 2045 population growth go?

FUTURE LAND USE

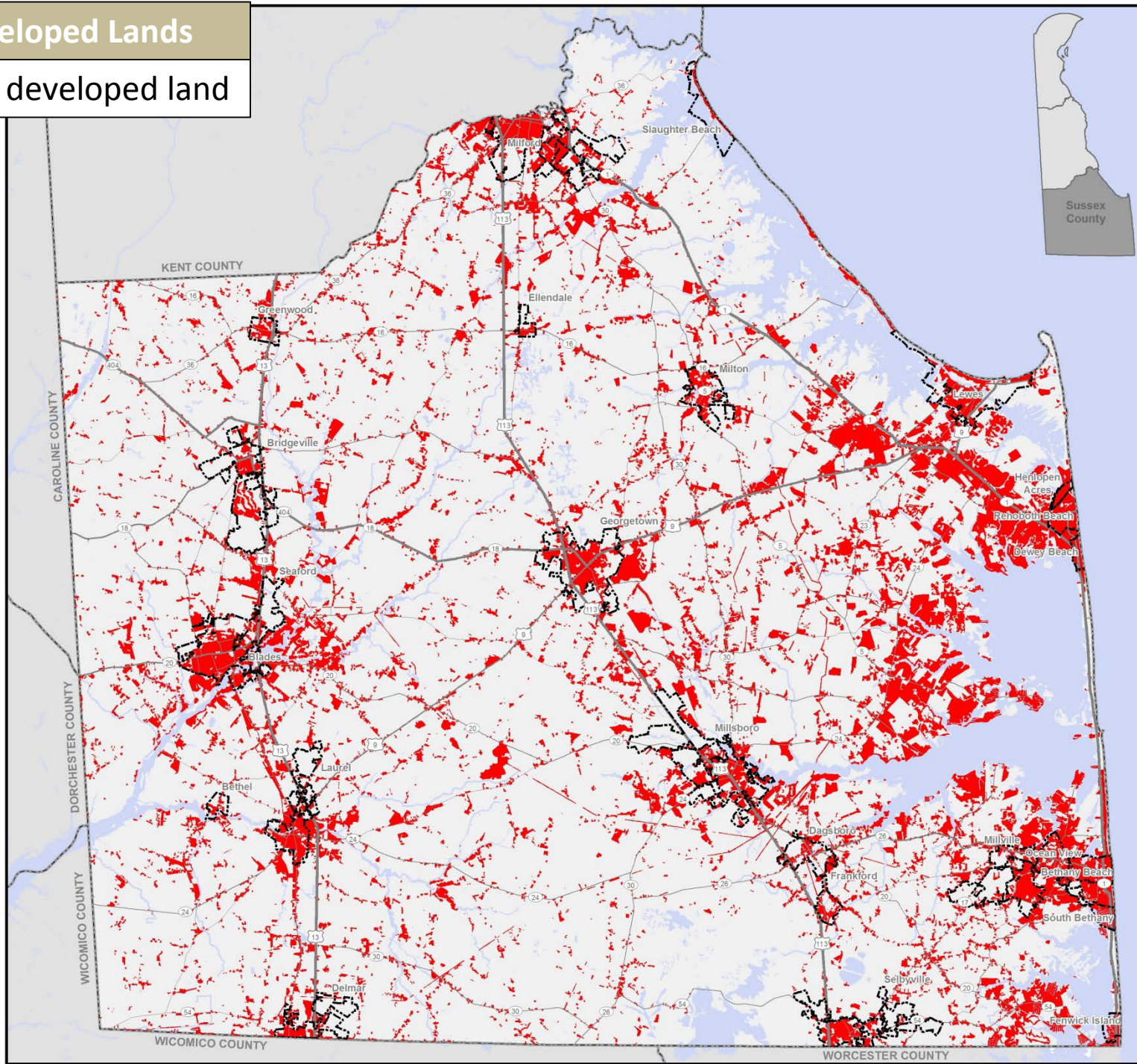


Delaware Population Consortium Population Projections								
	2010	2015	2020	2025	2030	2035	2040	2045
Kent	162,978	173,529	180,912	187,199	193,038	198,264	202,731	206,665
New Castle	538,912	555,786	572,820	586,643	595,664	601,298	603,667	603,523
Sussex	197,888	215,622	229,479	240,825	248,810	254,531	258,760	262,137
State of Delaware Total	899,778	945,937	983,211	1,014,667	1,037,512	1,054,093	1,065,168	1,072,325

An additional 46,500 people expected to live in Sussex County by 2045

Existing Developed Lands

91,000 acres of developed land

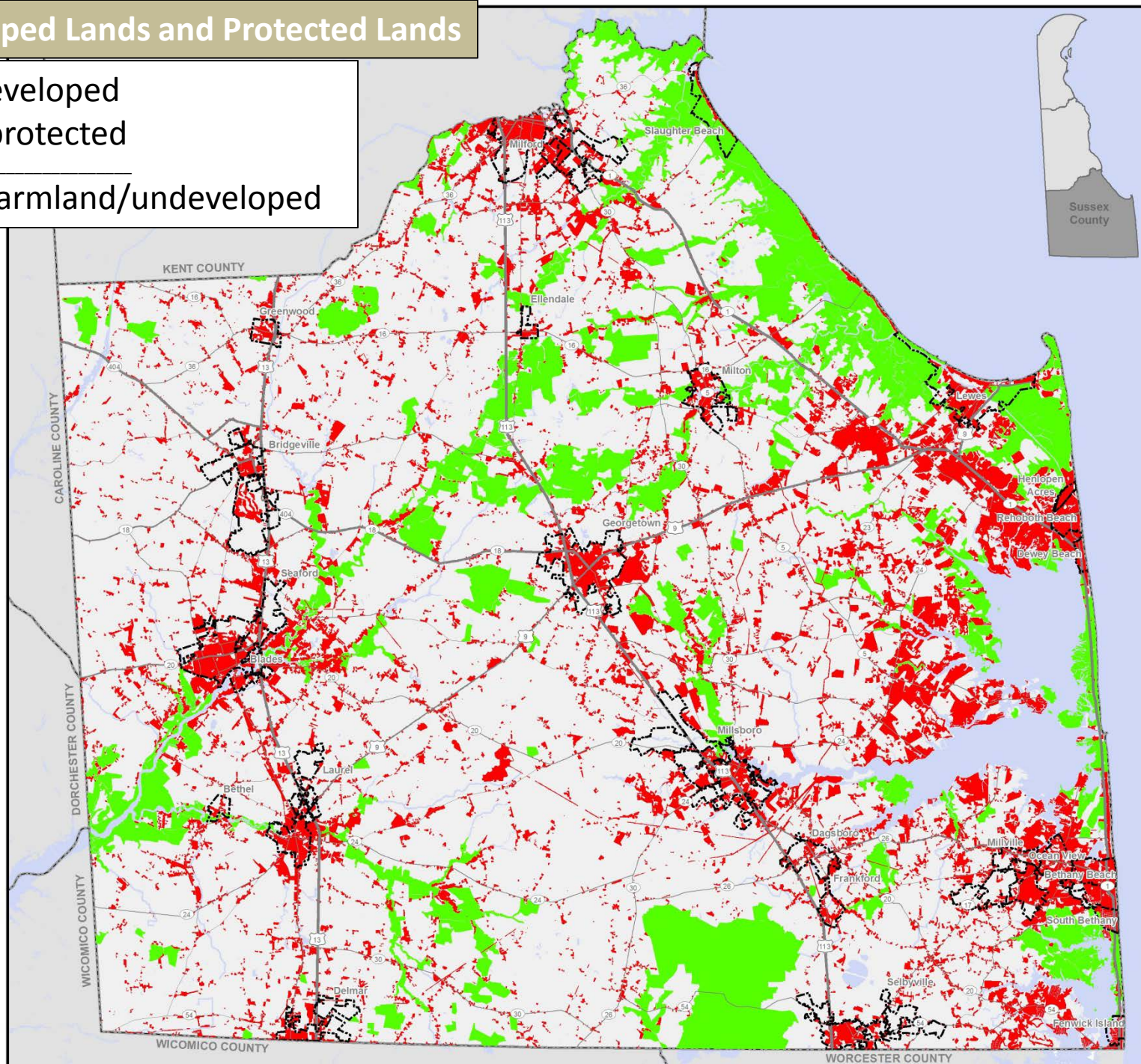


Existing Developed Lands and Protected Lands

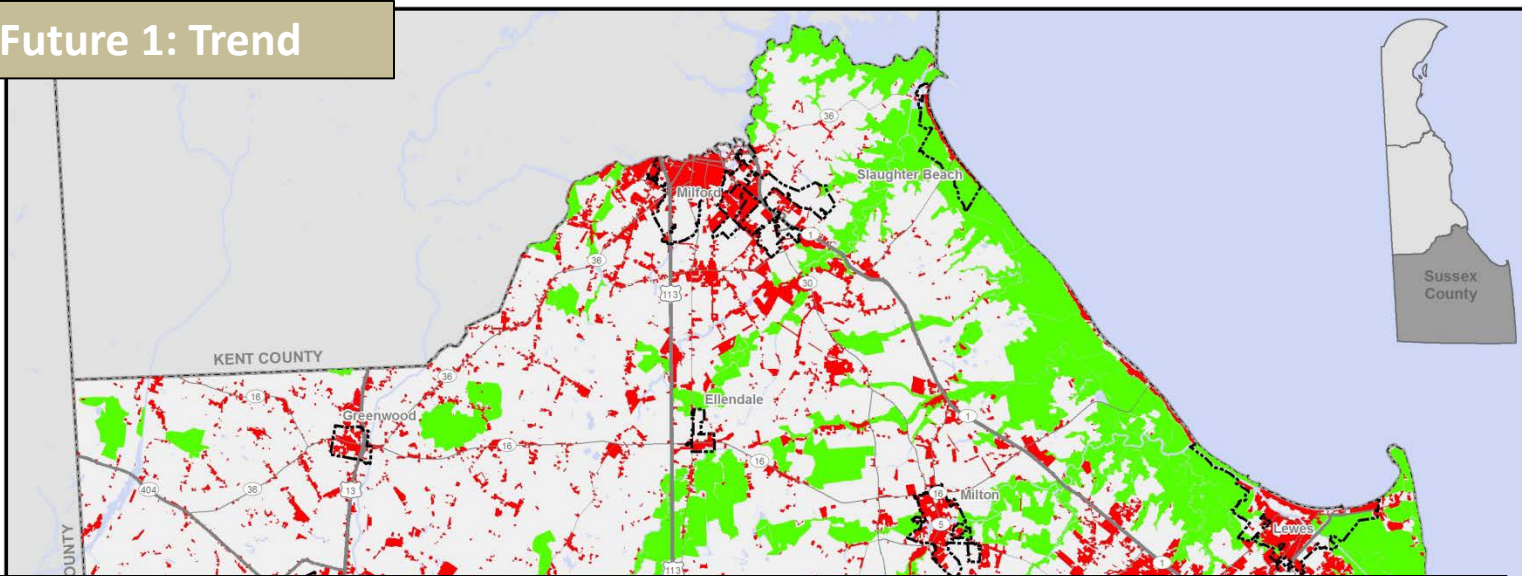
91,000 acres developed

161,251 acres protected

326,149 acres farmland/undeveloped

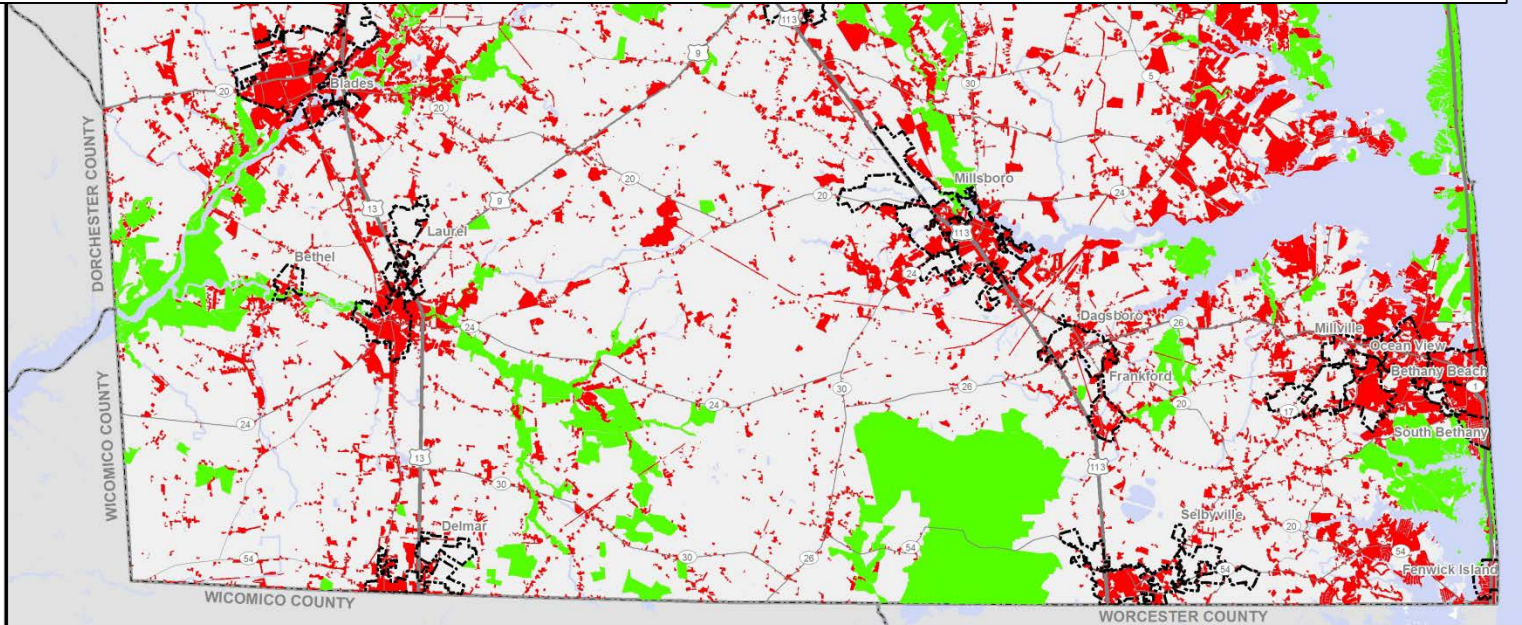


Alternative Future 1: Trend



ALTERNATIVE I: Trend

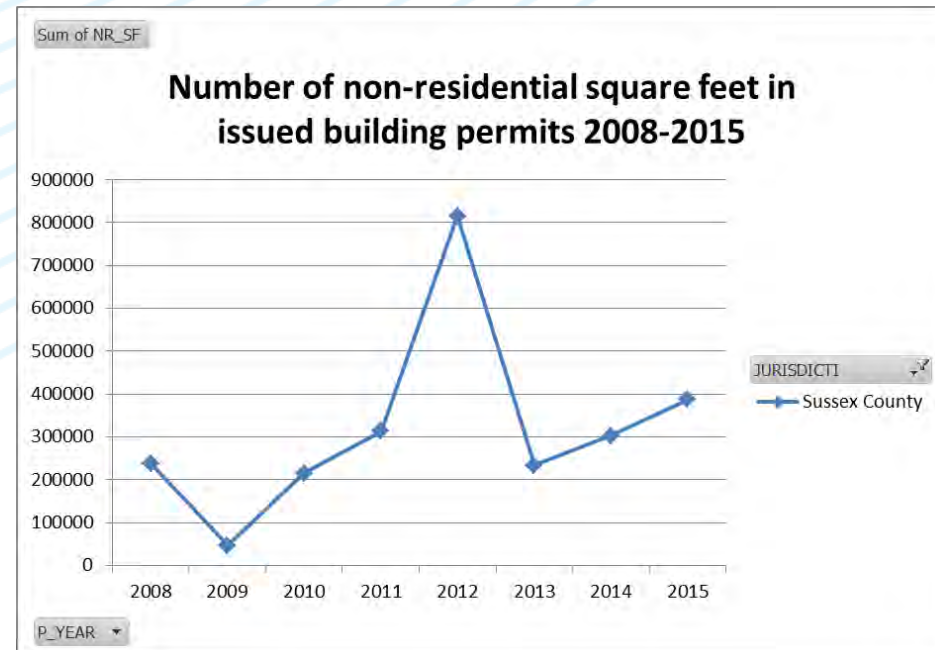
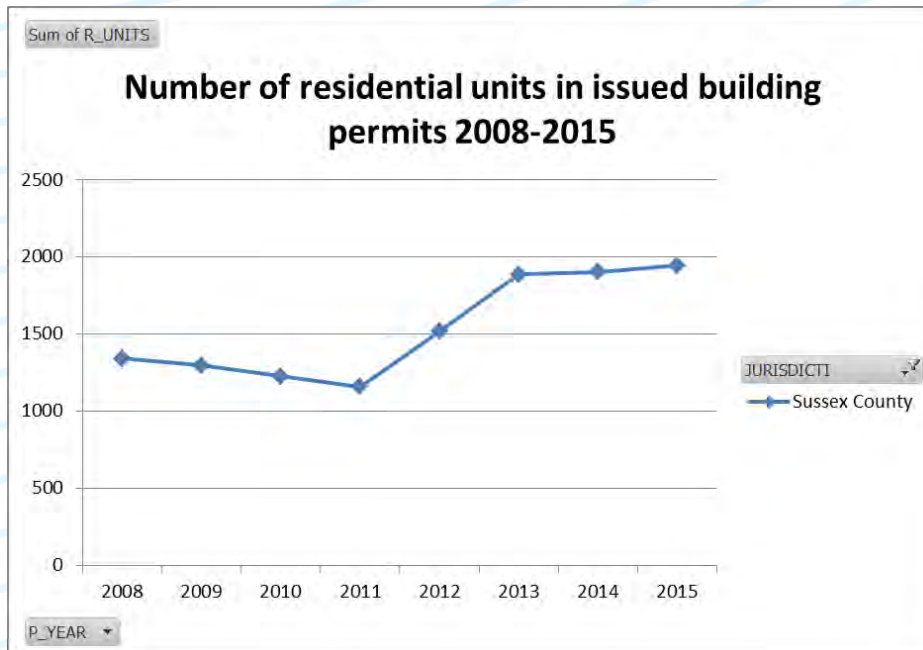
- Growth continues in the same pattern and pace in Sussex as trend



FUTURE LAND USE



- ▶ **Development Trends (2008–2015)**
 - **Sussex County Unincorporated Areas**
 - 12,275 residential units
 - 2.6 million non-residential square feet



Source: Delaware Office of State Planning Coordination 2008-2015 Building Permit Data

FUTURE LAND USE



- ▶ Trends:
 - Western Sussex Towns:
 - Seaford: Trying to revitalize downtown. Has potential for future growth though (downtown development district, new apts. on Nanticoke River)
 - Delmar: growing toward south; commute for Seaford and Salisbury
 - Laurel: trying to grow but slow - likely to grow to east, focusing on revitalizing downtown
 - Blades: is growing, recently annexed land to east
 - Greenwood: slow growth
 - Bethel: slow growth
 - Bridgeville: Rt. 404 could become an important corridor between DE and MD

FUTURE LAND USE



► Trends:

- Eastern Sussex: Route 30 has become the divide between coastal eastern Sussex and western Sussex; it used to be Route 5
 - Milford: Development will occur around hospital
 - Milton: Development may occur between Milford and Milton
 - Ellendale: Limited growth due to sewer capacity
 - Georgetown: Airport area growth – realigning of Park Avenue. Also expanding west on Rt. 18/404, not east on 9
 - Millsboro: Growth taking place; most will occur along Rt. 113 and north of R.t 24 (new sewer line)
 - Dagsboro and Frankford: Not much growth
 - Selbyville: May grow more but sewer system capacity may limit ability to expand
 - Millville and Ocean View: May see growth on north side of Rt. 26 – already has sewer

FUTURE LAND USE



► Unincorporated area trends:

- Western Sussex Unincorporated Areas:
 - Trap Pond becoming a popular area for residential development but limited since there is no sewer
- Unincorporated Eastern Sussex:
 - Likely to see more town center type development for a mixing of uses/services
 - New sewer line going down Beaver Dam Rd.

FUTURE LAND USE



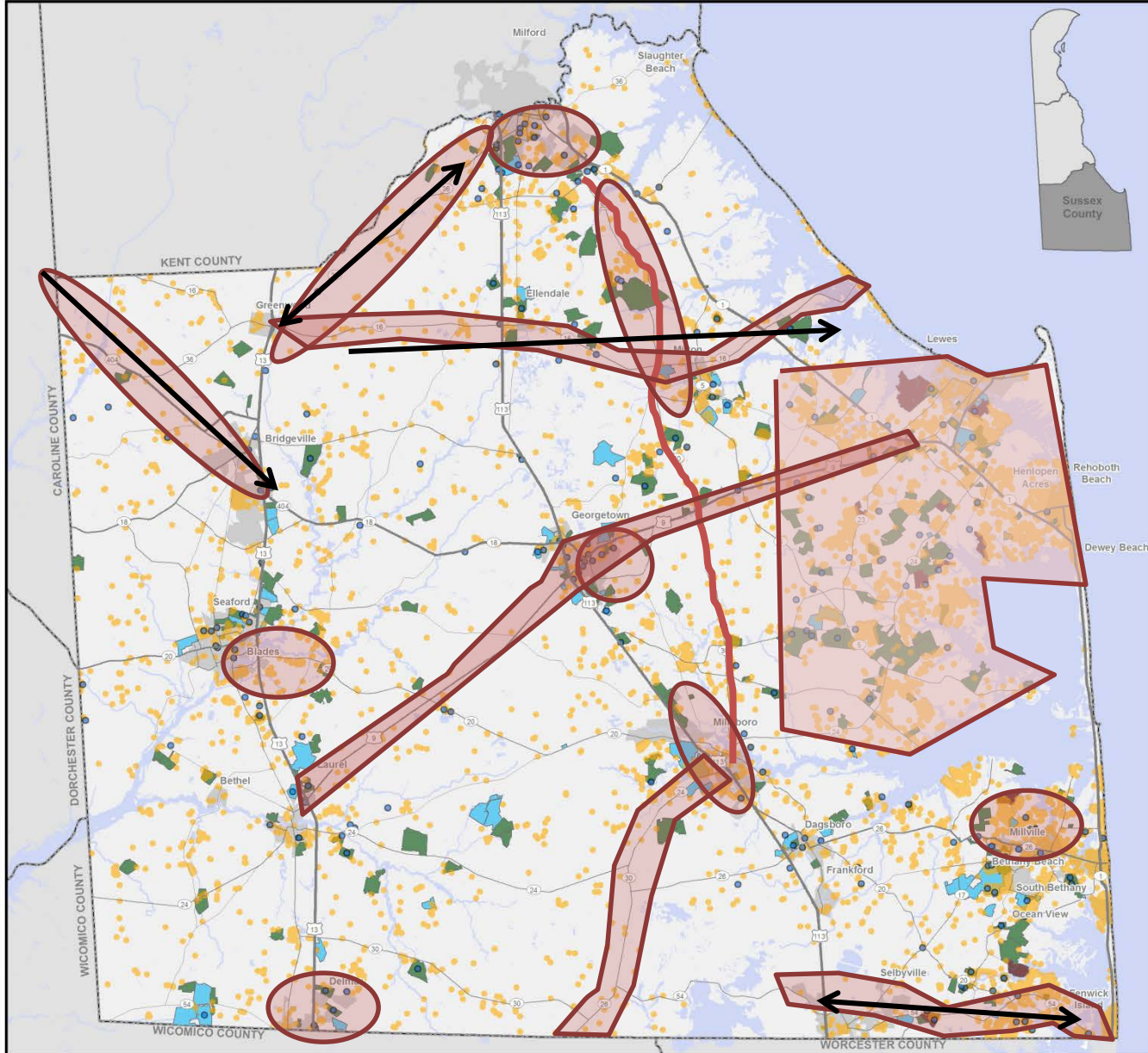
- ▶ Trends:
 - Corridors:
 - Route 404 – could become an important corridor between DE and MD
 - Route 36 – is an evacuation route and there is pressure to improve it
 - Route 16 – major GPS corridor from MD to Rehoboth
 - Route 54 – active corridor to Ocean City
 - Route 24/26 – active corridor from Millsboro to Route 50 in MD
 - Route 9 – recent development



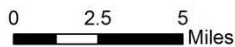
Sussex County Comprehensive Plan

Development Activity

- Municipalities
 - Approved Development Applications
 - Building Permits
- PLUS Project Types**
- Rezoning and Site Plan Review
 - Site Plan Review
 - Subdivision

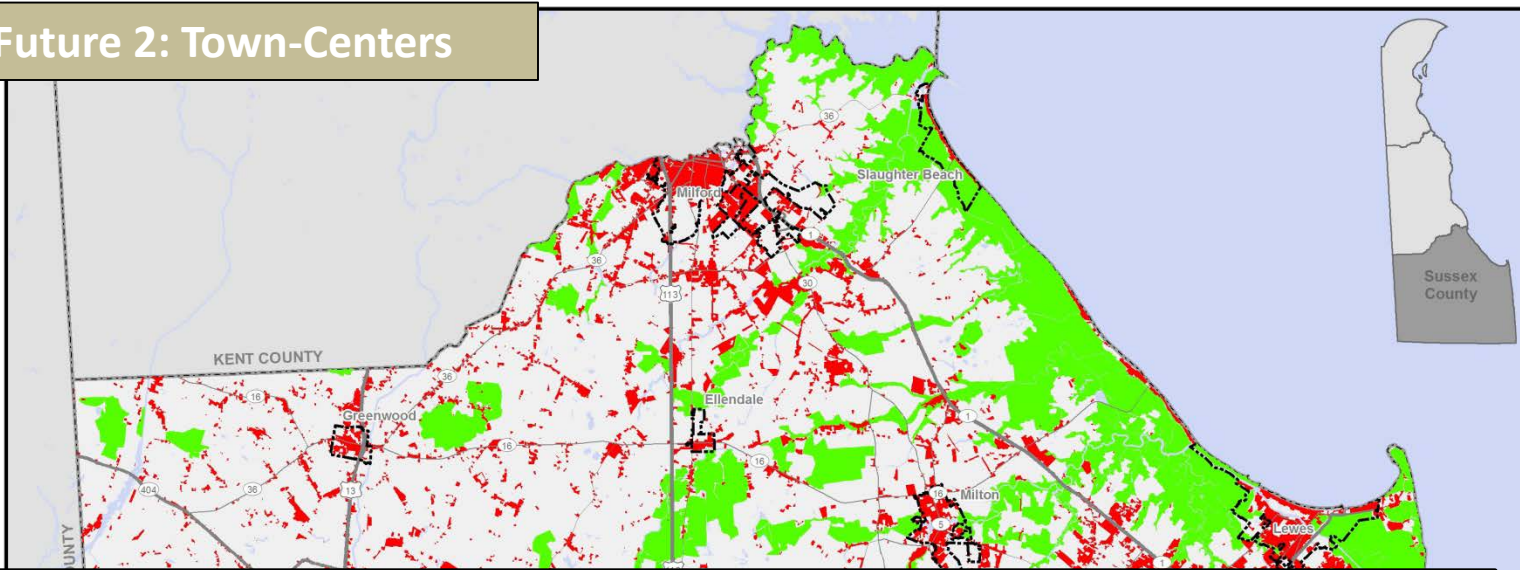


Sources: DE FirstMap, Sussex County Mapping Dept., DE Office of State Planning Coordination.



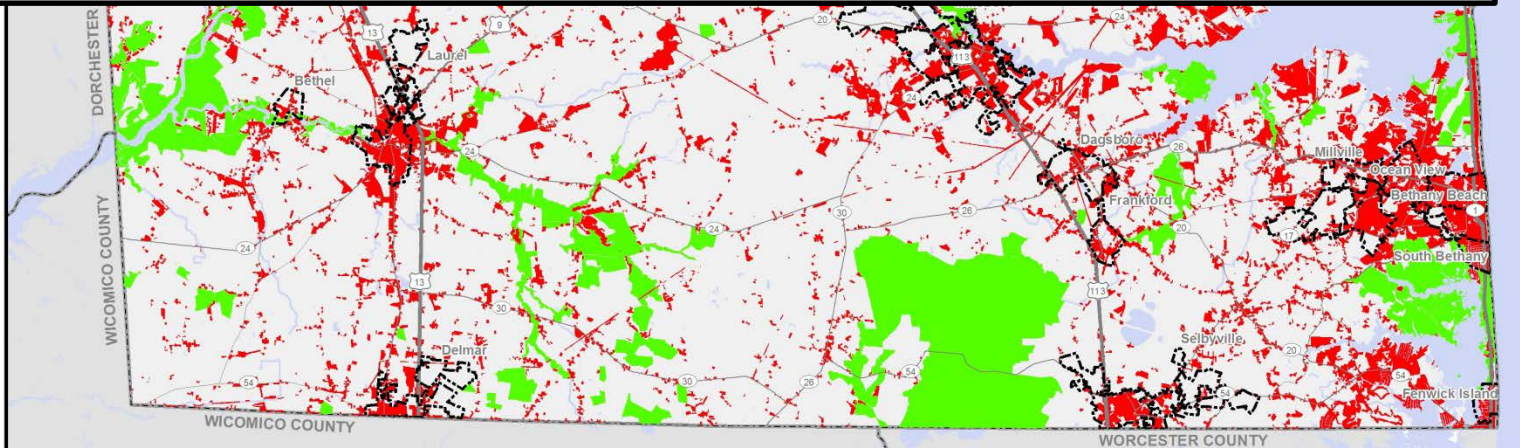
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Alternative Future 2: Town-Centers

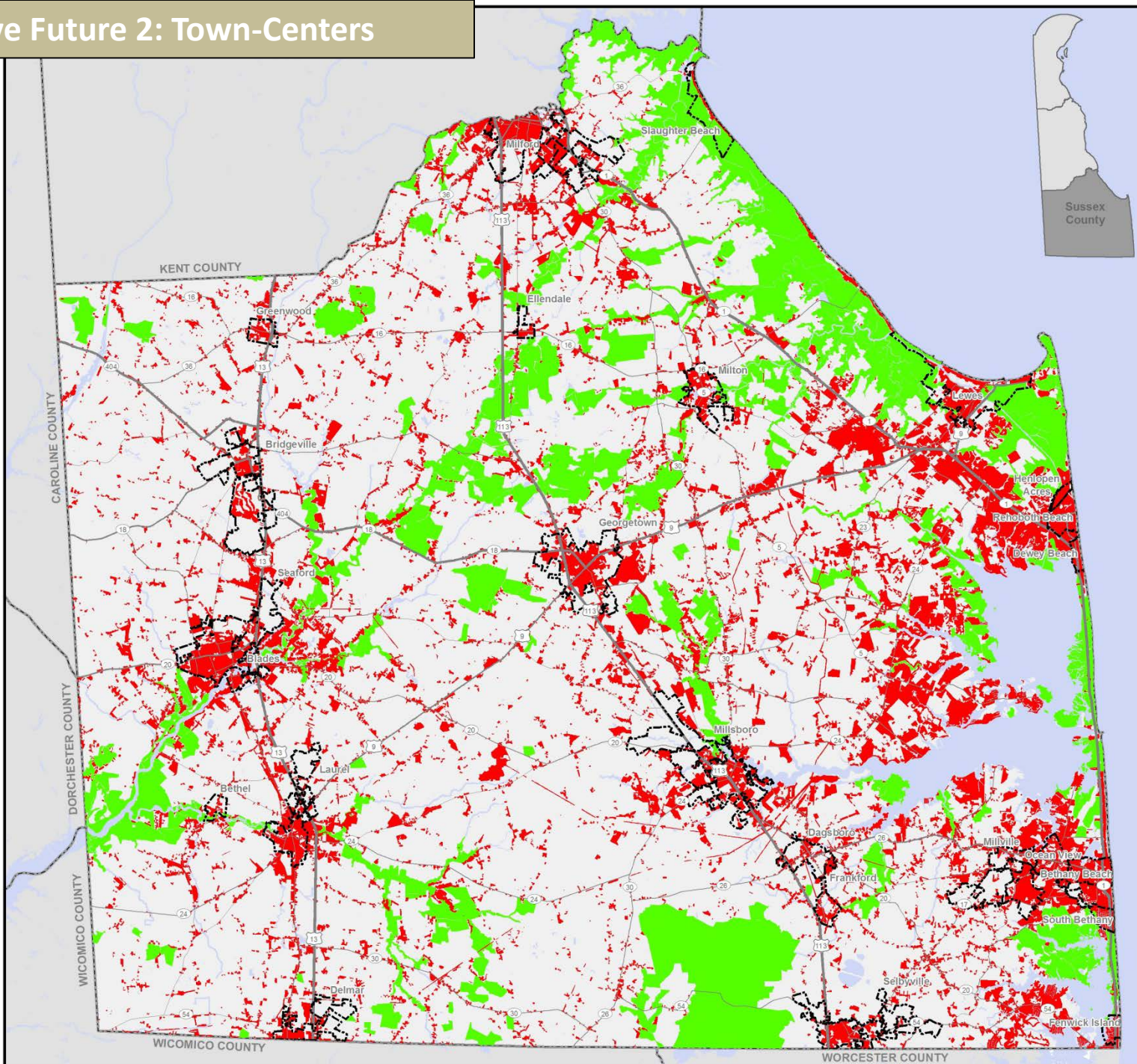


ALTERNATIVE 2: Town-Centers

- Growth areas located around towns and annexation areas
- Consistent with Delaware Strategies for State Policies and Spending
- Reduced potential for sprawl, concentrates infrastructure, preserves rural settings, conserves farmland and environmentally sensitive areas.

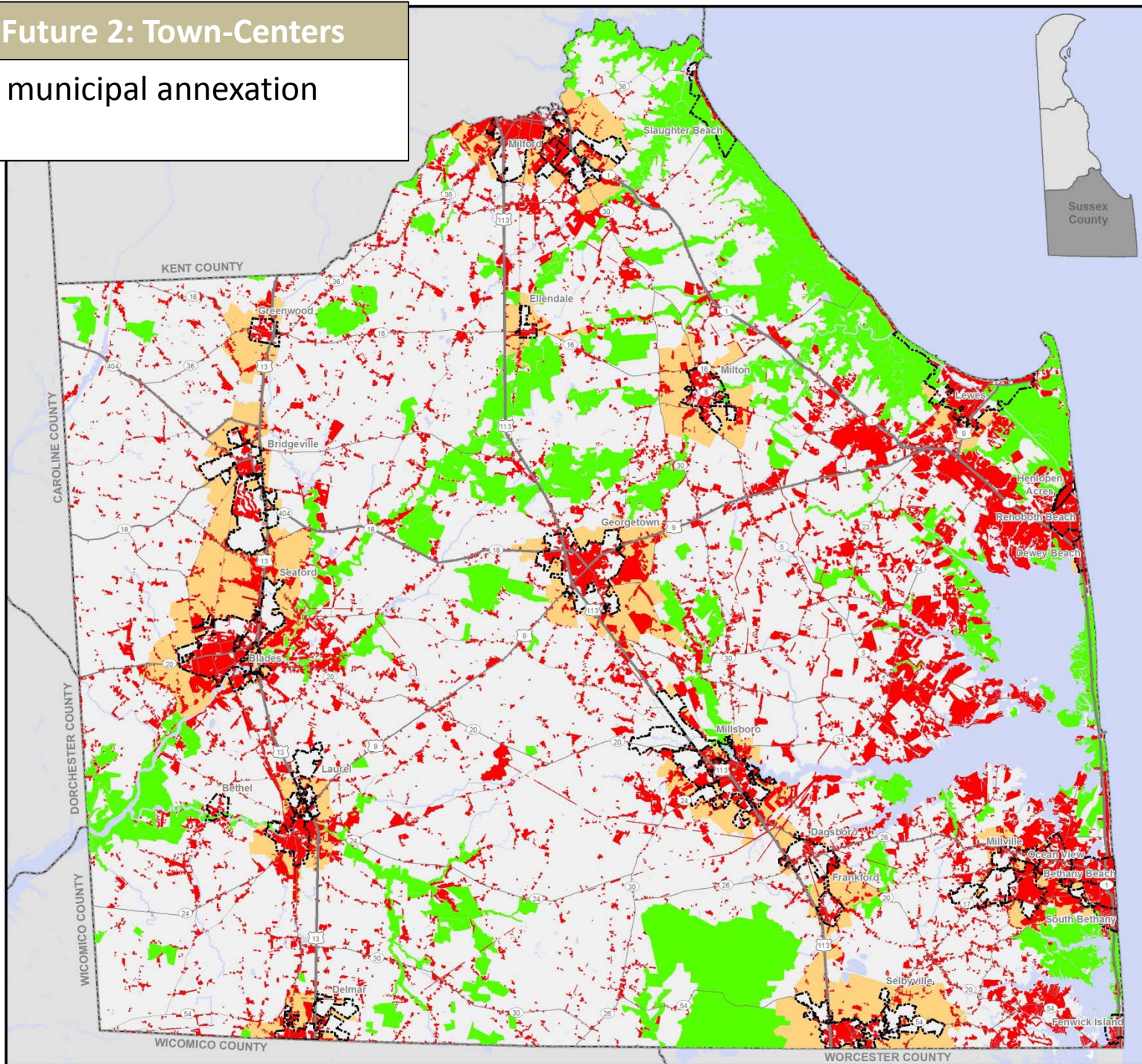


Alternative Future 2: Town-Centers



Alternative Future 2: Town-Centers

57,824 acres in municipal annexation areas



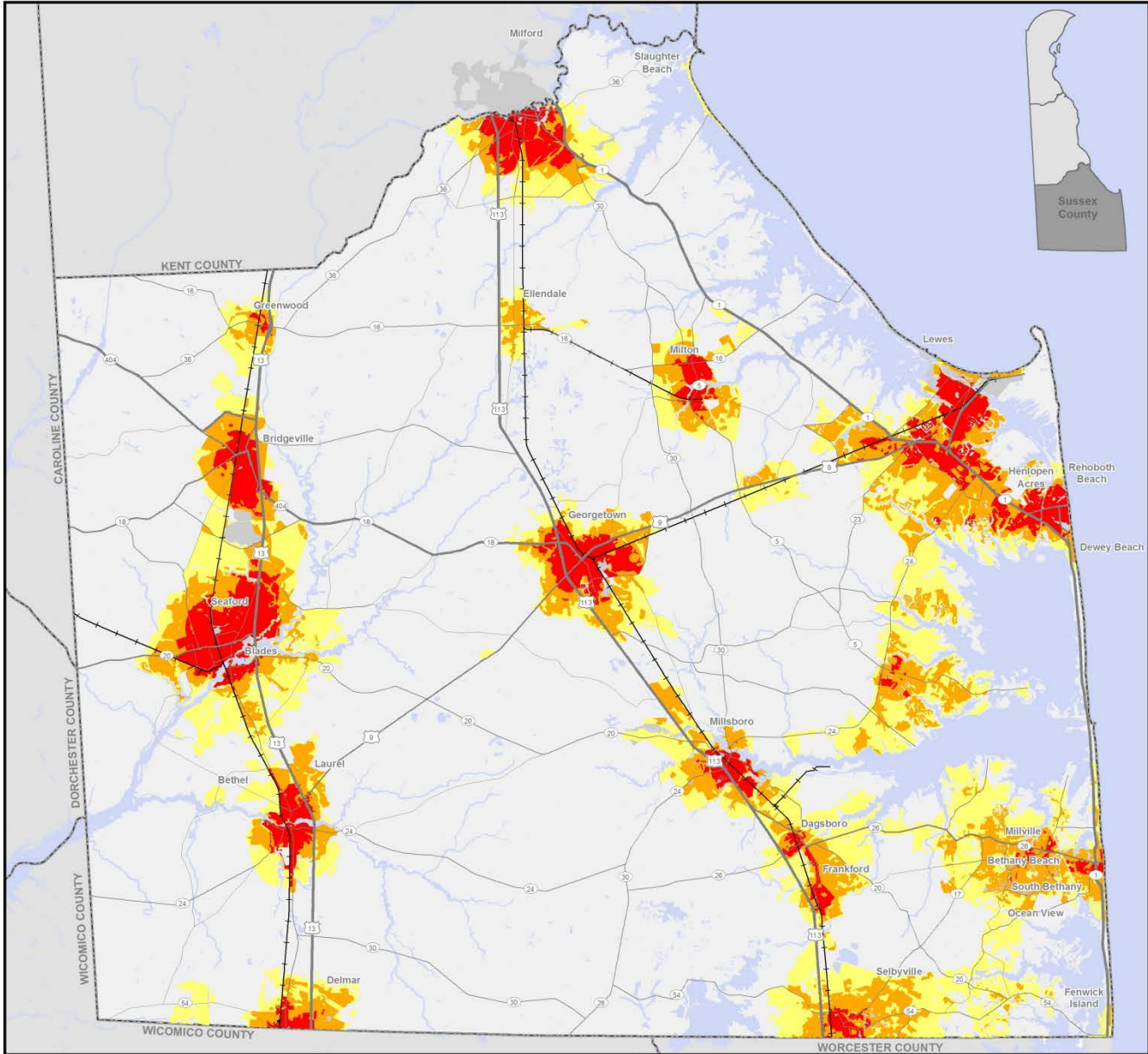


Sussex County
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Strategies for State Policies and Spending

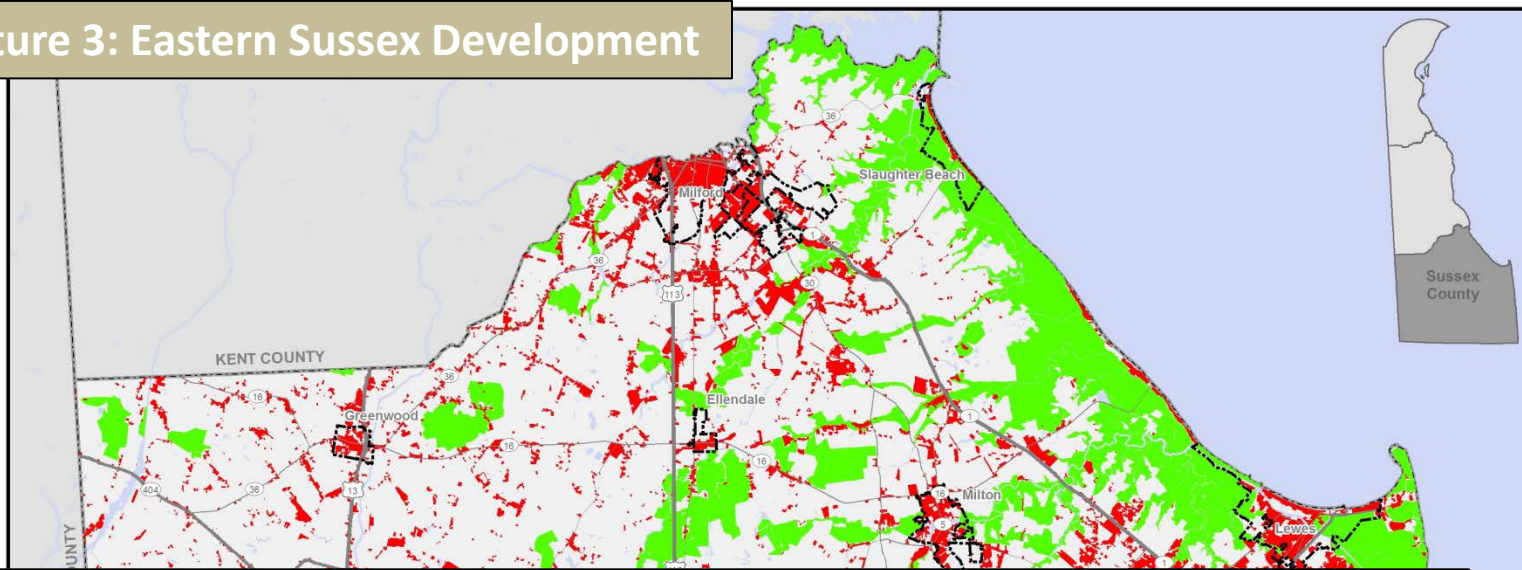
- Level 1 - (Highest Priority for Funding)
- Level 2
- Level 3
- Level 4 - (Lowest Priority for Funding)
- Municipalities
- County Boundaries
- Rail Lines
- Major Rivers
- Waterbodies

Sources: DE FirstMap, Sussex County Mapping Dept.
Office of State Planning Coordination



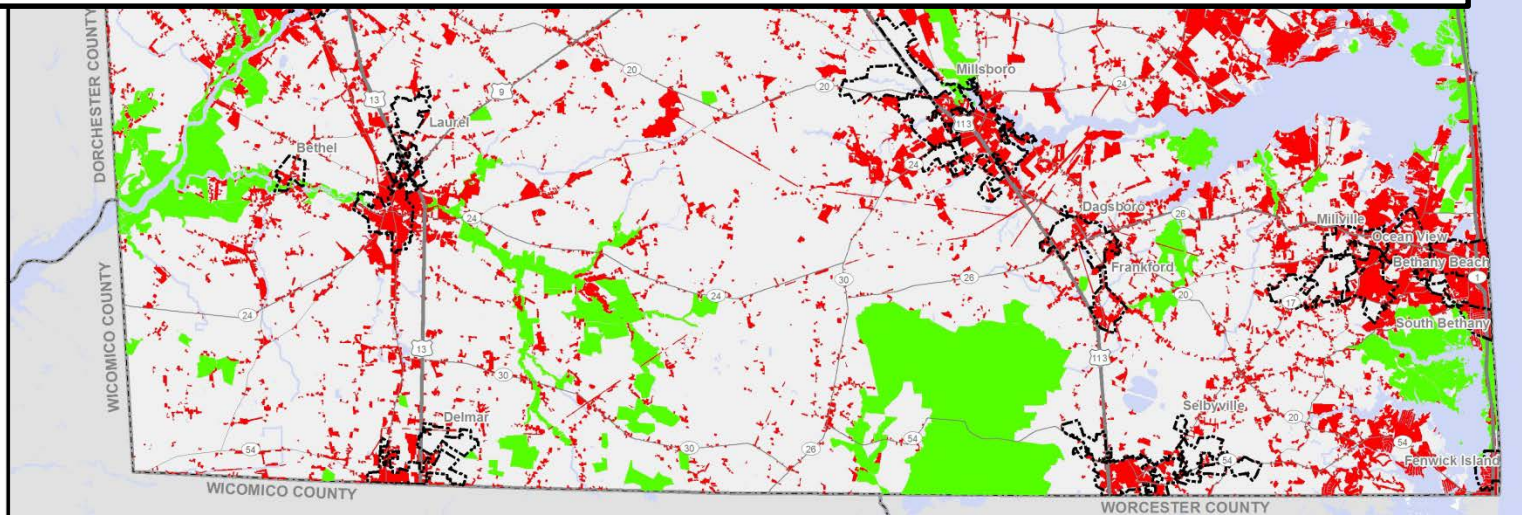
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Alternative Future 3: Eastern Sussex Development



ALTERNATIVE 3: Eastern Sussex Development

- Growth focused on eastern portion of Sussex County, east of Route 5 or Route 30
- Preserves rural western Sussex character, conserves farmland.





Sussex County
Comprehensive
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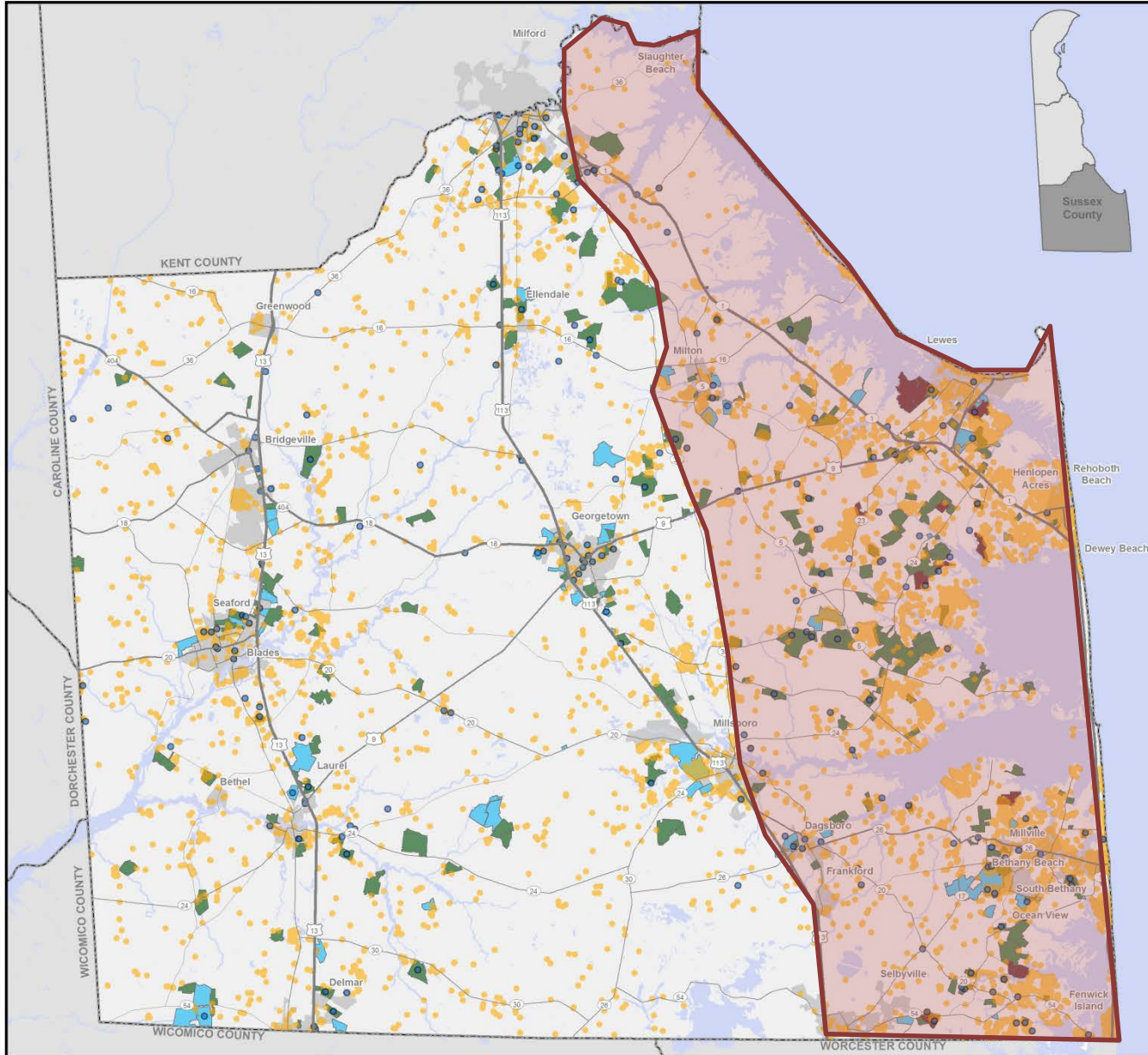
Development Activity

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- PLUS Project Types**
-  Rezoning and Site Plan Review
 -  Site Plan Review
 -  Subdivision

Sources: DE FirstMap, Sussex County Mapping Dept.,
DE Office of State Planning Coordination.

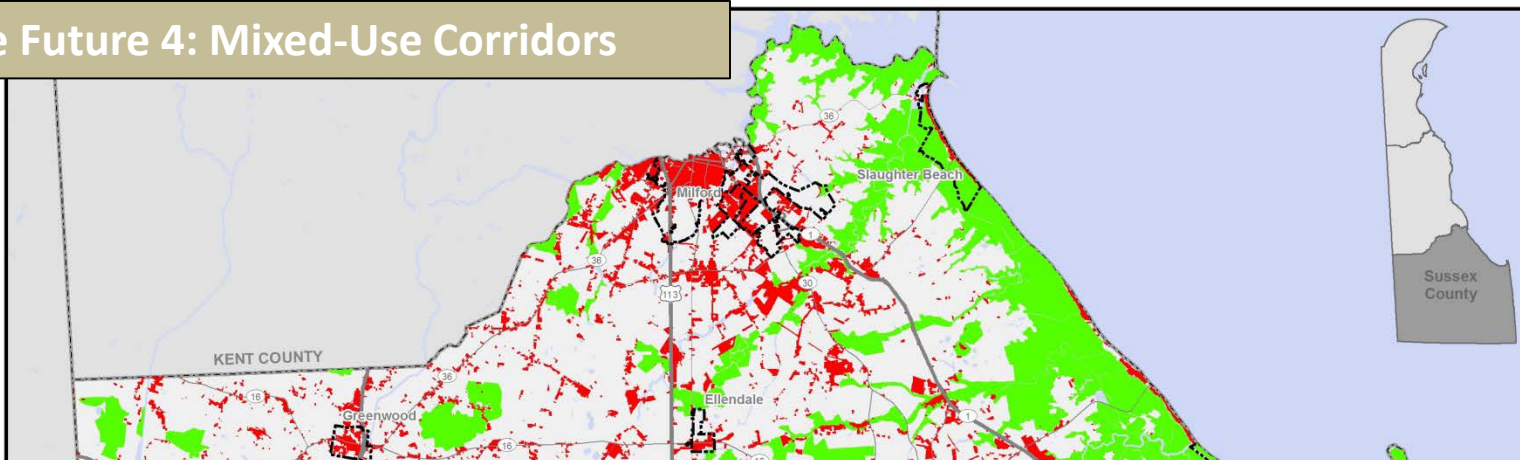


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Alternative Future 4: Mixed-Use Corridors

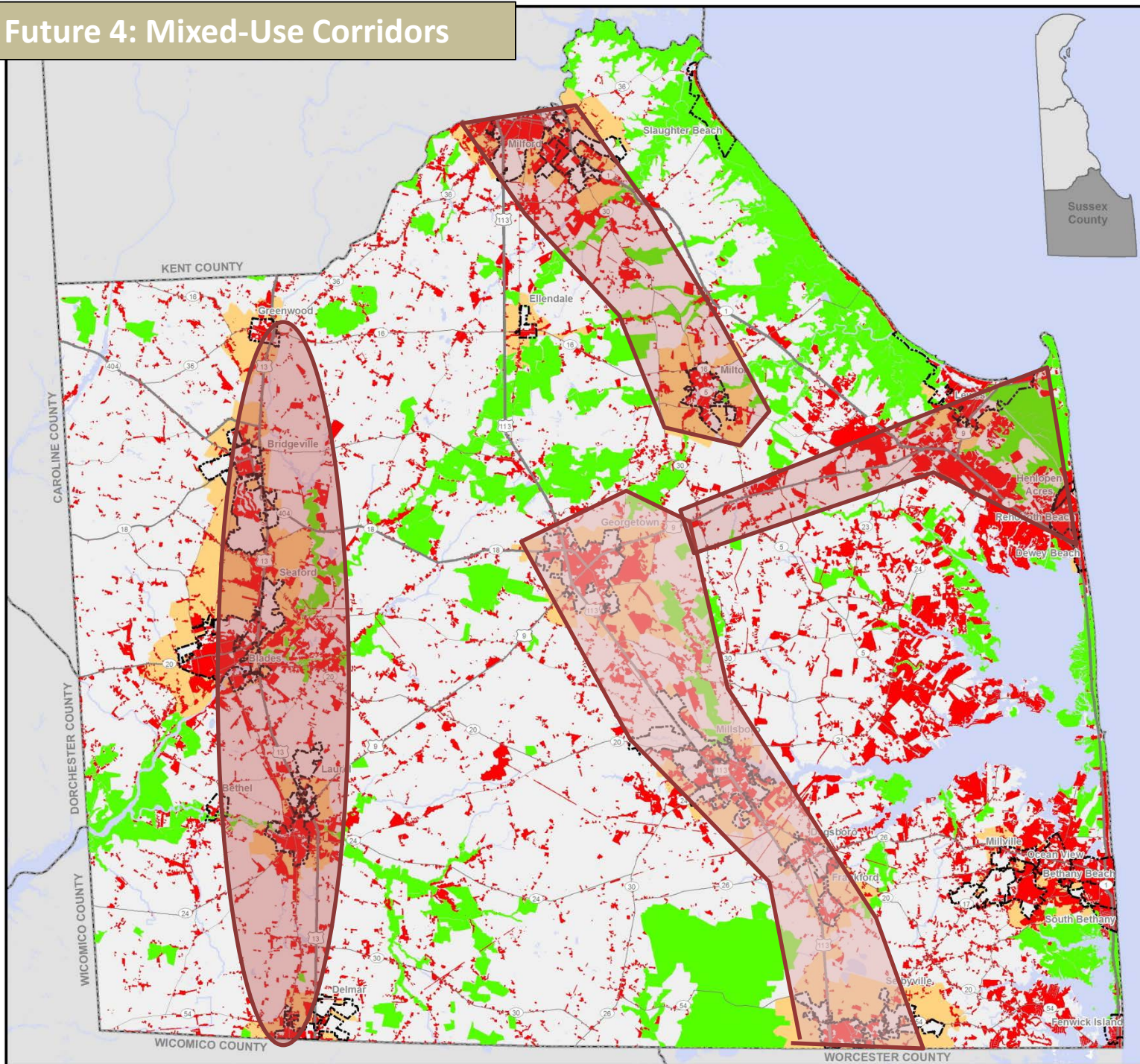


ALTERNATIVE 4: Mixed-Use Corridors

- Encourage mixed-use hubs of industrial/office park, residential and commercial uses adjacent to and including areas already receiving development.
- Similar to Alternative 2, but also provides additional opportunities for concentrated and mixed-use development along major road corridors.
- Opportunity to provide a spine for mobility with multi-modal transportation options
- Combine with aggressive effort to preserve farmland/open space outside these corridors.



Alternative Future 4: Mixed-Use Corridors



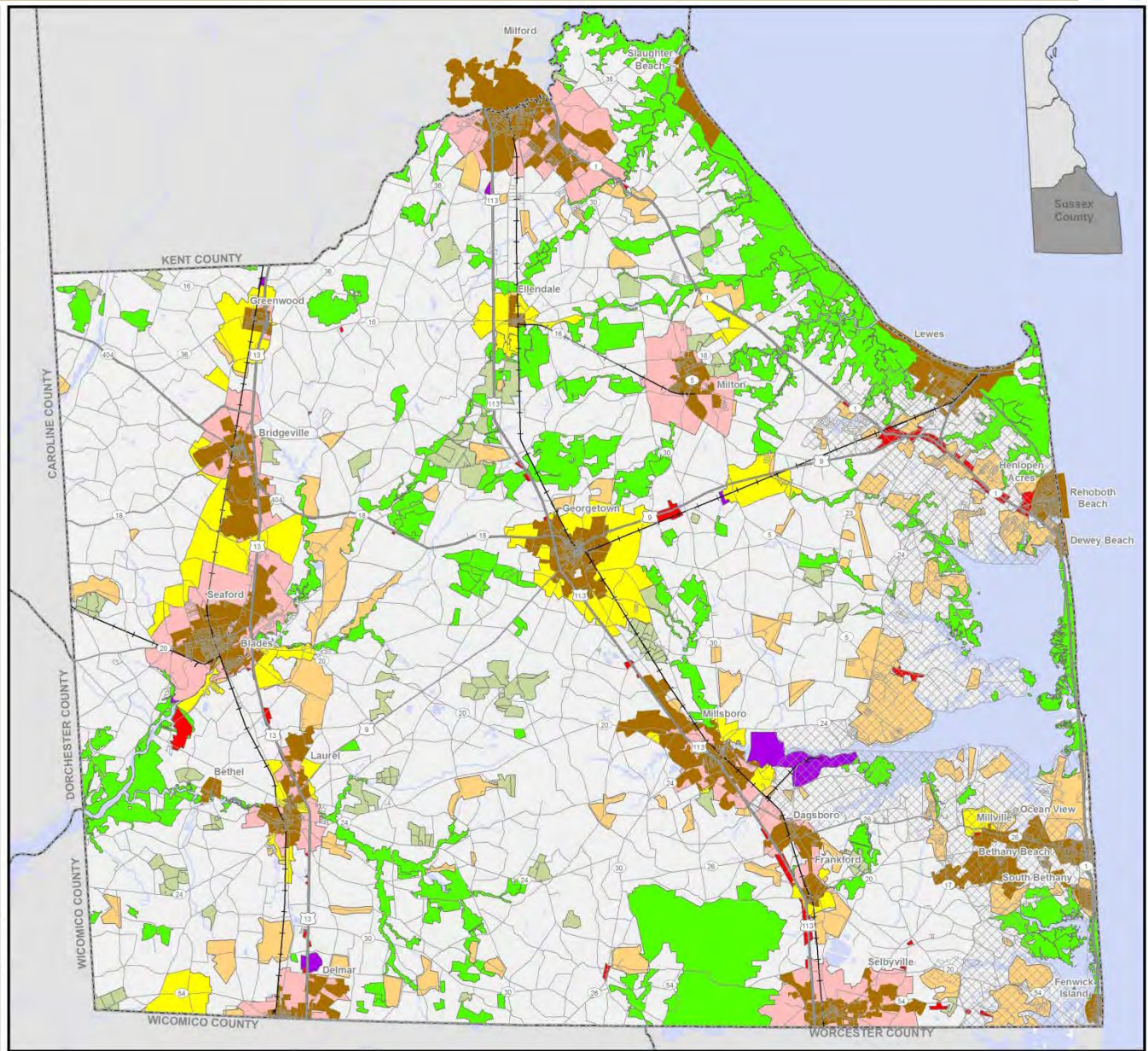


Sussex County
Comprehensive
Plan

2008 Comprehensive Plan Future Land Use

- Environmentally Sensitive Development Areas
- Municipalities
- Town Center
- Developing Area
- Mixed Residential Areas
- Highway Commercial
- Planned Industrial Areas
- Ag Preservation District
- Protected Lands

Sources: DE FirstMap, Sussex County Mapping Dept.
Land Use Data from 2008, State Forest Data from 2013,
Forest Conservation Easements Data from 2016



FUTURE LAND USE



► DRAFT 2018 Goals and Objectives

- **Goal 1.1** Manage the impacts of future growth and development to better preserve the rural areas of the County
 - **Objective 1.1.1** Direct future growth to the County's incorporated municipalities that desire it and their future annexation areas
 - **Objective 1.1.2** Promote growth and development in areas where capital facilities and infrastructure are already available and adequate to support the growth
 - **Objective 1.1.3** Discourage incompatible land uses through the enforcement of existing land use controls, or through the development of new controls, where appropriate

FUTURE LAND USE



▶ DRAFT 2018 Goals and Objectives

▶ Goal 1.1 Cont'd

- **Objective 1.1.4** Promote commercial and industrial development in designated commercial, office, and industrial areas in a scale/intensity/distance appropriate to adjacent residential neighborhoods
- **Objective 1.1.5** Encourage redevelopment and infill development in existing developed areas
- **Objective 1.1.6** Continue coordination with and technical assistance to public and private entities acquiring open space and farmland easements in low density, rural areas

FUTURE LAND USE



- ▶ **Goal 1.2** Ensure quality growth and development by planning and developing County infrastructure and services to complement State and local planning efforts
 - **Objective 1.2.1** Engage in planning that considers the efficient location of public services including schools, libraries, and health and medical facilities
 - **Objective 1.2.2** Coordinate land use decisions with Delaware Strategies for State Policies and Spending
 - **Objective 1.2.3** Facilitate more intergovernmental coordination efforts so that development and infrastructure expansion takes a regional approach rather than a site-specific approach
 - **Objective 1.2.4** Pursue planning measures that provide a means for financing and constructing public improvements and community facilities

FUTURE LAND USE



- ▶ **Goal 1.3** Identify and designate future development areas in a manner that protects the County's natural and cultural resources
 - **Objective 1.3.1** Protect natural and cultural resources from the adverse impacts of development as outlined in the Conservation and Historic Preservation elements
 - **Objective 1.3.2** Develop incentive-based strategies for preserving environmental areas from development
 - **Objective 1.3.3** Ensure that new development incorporates preserved usable open space and mitigates for the protection or replacement of environmental resources in subdivision design

FUTURE LAND USE



- ▶ **Goal 1.4** Minimize the adverse impacts of future development on existing development
 - **Objective 1.4.1** Provide for appropriate and adequate lands for the location of all land use types to support future population and maximize compatibility with existing land uses
 - **Objective 1.4.2** Ensure that new development complements the character of the existing surrounding communities

FUTURE LAND USE



- ▶ **Goal 1.5** Maintain the agricultural land base of the County
 - **Objective 1.5.1** Maintain the amount of land used for agricultural or forestry pursuits
 - **Objective 1.5.2** Reduce the challenges placed on farmers by new development
 - **Objective 1.5.3** Increase the acreage of permanently preserved farm and forestland in the County

FUTURE LAND USE



► Strategies (For Discussion Only)

- **GOAL 1.1:** Manage the impacts of future growth and development to better preserve the rural areas of the County
 - Continue use of County density bonus program
 - Consider development of incentives such as transfer of development rights to direct growth to core growth areas
 - Consider development of a commercial planned development ordinance that requires a review and approval of a site plan at the same time as a zoning change is proposed
 - Revise the zoning code for commercial districts to include sub-districts, defining types of commercial uses
 - Consider waiving requirements and fees for down-zoning to AR1

FUTURE LAND USE



► Strategies (For Discussion Only)

- ▶ **GOAL 1.2** : Ensure quality growth and development by planning and developing County infrastructure and services to complement State and local planning efforts
 - Consider creation of special development districts to help fund improvements to off-site infrastructure such as roads and intersections
 - Consider impact fees to fund the construction of adequate supporting infrastructure

FUTURE LAND USE



► Strategies (For Discussion Only)

- **GOAL 1.3:** Identify and designate future development areas in a manner that protects the County's natural and cultural resources
 - Review cluster development regulations to account for factors that strengthen natural resource protection such as the contiguity of open space between developments
 - Review density calculations to consider accounting for netting out of environmental resources from total tract size to calculate how much land is developable
 - Work with DNREC and the Center for Inland Bays to develop a buffer incentive program for tidal wetlands, non-tidal wetlands, and waterways

FUTURE LAND USE



- ▶ **Strategies (For Discussion Only)**
- ▶ **GOAL 1.4:** Minimize the adverse impacts of future development on existing development
 - Reevaluate use of landscaped buffers between new developments and adjacent uses to determine if buffer size is adequate/reasonable

FUTURE LAND USE



► Strategies (For Discussion Only)

- **GOAL 1.5: Maintain the agricultural land base of the County**
 - Establish a voluntary agri-business zoning district centered around existing infrastructure in AR-1 zoning in western Sussex that includes regulations that make it easier to operate livestock, poultry, and agricultural processing operations
 - Encourage more farm owners to enroll in a voluntary State Agricultural Preservation District and sell farm development rights to the State
 - Encourage reinstatement of the County's contribution to the State farmland preservation program
 - Continue supporting and promoting the Forest Legacy Program and other programs that sustain and protect working forests

FUTURE LAND USE



► End