

		Requires Comprehensive Land Use Plan Change	Requires County Code Change	Length of Time Required to Enact	Difficulty Level	Coordination required with other Recommendations
GROUPING #1						
1	Align Future Land Use Map <i>Summary: Revise the Future Land Use Map using State Strategies for Spending as a guide to establish new growth and conservation areas during the 2028 Comp Plan Update</i>	YES	YES	YEARS	ONEROUS	YES 2 & 3
2	Establish Growth and Conservation Areas <i>Summary: Develop new areas intended for growth and conservation based on specific criteria during the 2028 Comp Plan Update</i>	YES	YES	YEARS	ONEROUS	YES 1, 3, & 15
3	Comprehensive Rezoning <i>Summary: Update the entire County’s zoning map to realign zoning districts for growth and conservation, prioritizing for housing diversity and affordability, during the 2028 Comp Plan Update</i>	YES	YES	YEARS	ONEROUS	YES 1 & 2
4	Establish Clear Standards for Rezoning <i>Summary: Develop criteria for rezoning applications and map amendments based on specific criteria</i>	NO	YES	MONTHS	SUBSTANTIAL	NO
GROUPING #2						
5	Define Missing Middle Housing Types <i>Summary: Develop definitions for housing types, including duplexes, triplexes, stacked flats, and cottage courts</i>	NO	YES	WEEKS	MANAGEABLE	YES 6 & 7
6	Permit Missing Middle Housing in Strategic Areas <i>Summary: Update County Code to allow specific housing types in GR, MR, and HR</i>	MAYBE	YES	WEEKS	MANAGEABLE	YES 5 & 7
7	Establish Bulk and Setback Standards for Missing Middle Housing and Adjust Height, Building Length, and Separation Caps in Growth Areas <i>Summary: Revise lot sizes, widths, setbacks and separation distances; increase building height; and eliminate length caps in specific Zoning Districts</i>	MAYBE	YES	WEEKS	MANAGEABLE	YES 5, 6, & 8
8	Strategic Density Adjustments <i>Summary: Revise permitted densities in “growth areas” and “conservation areas”</i>	YES	YES	YEARS	ONEROUS	YES 1, 2, & 3
20	Modernize the Code to Support Mixed Use <i>Summary: Update Code to make mixed-use development a predictable permitted use in commercial districts</i>	NO	YES	MONTHS	SUBSTANTIAL	NO
GROUPING #3						
13	Forest Preservation <i>Summary: Develop value-based tree preservation requirements including mitigation options and incentives</i>	NO	YES	YEARS	ONEROUS	YES 1, 2, & 3
14	Encourage Naturalized Landscaping in Passive Open Space <i>Summary: Develop standards for naturalized landscaping and native vegetation within open space where conditions permit</i>	NO	YES	WEEKS	MANAGEABLE	NO
15	Focus Subdivision Design in Conservation Areas Around Conservation Priorities <i>Summary: Develop new standards for major subdivisions in AR-1 to preserve the maximum lot size and valuable natural resources</i>	YES	YES	YEARS	ONEROUS	YES 1, 2, & 3

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STAND ALONE RECOMMENDATIONS						
MANAGEABLE						
10	Amend the Sussex County Rental Program (SCRP) <i>Summary: Amend the SCRП to change the set-aside number, AMI target, open space, and offer impact fee reductions</i>	NO	YES	WEEKS	MANAGEABLE	NO
12	Complete Adoption of a Master Plan Zoning Ordinance for Large-Scale Development <i>Summary: Finish the adoption of the drafted Master Plan ordinance</i>	NO	YES	WEEKS	MANAGEABLE	NO
16	Support Working Farms Through Permitted Agricultural Support Uses <i>Summary: Update Code to permit commercial agriculture related uses by-right in AR-1 zoning outside the growth areas</i>	YES	YES	WEEKS	MANAGEABLE	NO
18	Improve Clarity and Consistency of Subdivision Code Section §99-9(C) Standards <i>Summary: Revise the Subdivision Code to reduce subjectivity and improve clarity with objective criteria</i>	NO	YES	WEEKS	MANAGEABLE	NO
SUBSTANTIAL						
9	Develop Strategic Density Bonus Program <i>Summary: Create programs to add density above the base level to create funds for land preservation and units for workforce housing</i>	NO	YES	MONTHS	SUBSTANTIAL	YES 1, 2, & 3
ONEROUS						
11	Collaboration with DelDOT <i>Summary: Create TIDs for all growth areas and an impact fee for development in conservation areas</i>	YES	YES	YEARS	ONEROUS	YES 1, 2, 3, 4, 6, & 8
17	Explore a Transfer of Development Rights (TDR) Program <i>Summary: Develop TDR program to enable voluntary transfer from conservation-priority areas to designated growth areas with sending/receiving areas</i>	YES	YES	YEARS	ONEROUS	YES 1, 2, & 3
19	Prioritize Hearing Scheduling for Projects that Advance County Land Use Goals <i>Summary: Develop process to prioritize public hearings for projects that advance the County’s goals and are located in the growth areas</i>	YES	YES	YEARS	ONEROUS	YES 1, 2, & 3