

DEVELOPMENT DESIGN - SUMMARY OF IDEAS

TOPIC	SUMMARY	NO.	POSSIBLE ACTION ITEMS
Perimeter Buffers	Develop new buffer requirements in one location in Code; Improve standards to preserve existing vegetation/trees in buffer areas	1	Make all buffers the same as to measurements and planting requirements
		2	Establish new buffer planting standards with input from DDA and local landscape engineers
		3	Allow berms in buffers along road frontage
		4	Require silt fence installation before grading
		5	Create buffer area (buffer the buffer) to preserve root structure OR increase width of buffers
		6	Create access points to buffers for maintenance
		7	Import selective cutting language from Resource Buffers
		8	Create standard signage/delineation requirements designating buffer area
		9	Establish buffer installation timing requirements - must be installed and inspected before first building permit is issued
		10	Improve inspection and enforcement
		11	Establish new bonding standards for buffers
		12	Establish new fines and violation process
Forest Preservation	Develop new requirements for residential development to encourage and/or require forest preservation	1	Require pre-development forest/woodland assessment prior to site work
		2	Develop incentives for forest/woodland preservation, including multi-family & density bonus
		3	Develop forest/woodland standards based on ANSI A300 and DDA input
		4	Develop forest/woodland retention percentages based on density
		5	Create access points to forest/woodlands for maintenance
		6	Import selective cutting/maintenance language from Resource Buffers
		7	Accept off-site forest conservation easements in the same County Hundred offset on-site tree removal
		8	Look at phasing of forest removal (better understand DDA regulations)
		9	Develop forest impact fee to be used for land conservation
		10	Improve inspection and enforcement
		11	Establish new fines and violation process
Open Space	Update the Open Space definition and requirements	1	Determine County goal for active and passive use
		2	Update list of permitted uses and non-permitted uses of open space
		3	Determine is 30% enough?
Interconnectivity	Update the interconnectivity requirements	1	Require on-site signage and notation on recorded Final Site Plan
		2	Require spine roads to be state maintained

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TOPIC	SUMMARY	NO.	POSSIBLE ACTION ITEMS
County Code Updates	Update Superior Design & Subdivision Standards	1	Establish superior design standards for all subdivisions contained in one location in Code
		2	Improve 99-9C requirements
		3	Require a yield plan calculation for cluster subdivisions
County Code Updates	Update miscellaneous Code sections; Develop new Code for new ideas	1	Require 8-10 feet of undisturbed land around SWM ponds (seek SCD guidance)
		2	Consider new rules for Notice-To-Proceed timing related to preliminary site plan vs. final site plan
		3	Standardize subdivision construction work hours
		4	Require trash bins and roll-off's to have covers
		5	Consider new rules for subdivisions on two sides of state road
		6	Delete "detached" from ADU requirements; review 800 sq. ft. reference; review other options (Kent County & park models)
		7	Establish designated meadow requirements (seek SCD guidance)
		8	Improve mobile home requirements (single and double wides)