

Buffer/Setback Zoning

Architecture of Stream Buffers - From "Site Planning for Urban Stream Protection"

http://www.cwp.org/SPSP/CHAPTER_FIVE.PDF

Center For Watershed Protection

Provides detailed guidance on how to design and maintain effective buffer systems.

Buffer Model Ordinance

http://www.stormwatercenter.net/Model%20Ordinances/buffer_model_ordinance.htm

Stormwater Managers Resource Center

Provides the outline of a stream buffer ordinance.

Buffer Zoning Ordinance

<http://www.charmeck.nc.us/NR/rdonlyres/e654rznq4y7buw24flxf4hqwkma5ibsvd22yuogi3jx4h4vht45xwuhk5qvm22qizzazmlpaxlwiphjofckodeie7f/huntersville.pdf>

City of Huntersville, NC

Establishes buffer requirements in zoning ordinance.

Model Ordinances to Protect Local Resources: Buffers

<http://www.epa.gov/owow/nps/ordinance/buffers.htm>

US EPA

Aquatic buffer ordinances specify the size and management of the stream buffer and are a specific planning tool to protect stream quality and aquatic habitat.

Model Stream Buffer Protection Ordinance

<http://www.northgeorgiawater.com>

Metropolitan North Georgia Water Planning District

Provides a framework for local governments to develop buffer zones for streams, as well as the requirements that minimize land development within those buffers.

Protecting Stream and River Corridors: Creating Effective Local Riparian Buffer Ordinances

<http://www.cviog.uga.edu/store/item.php?id=57>

University of Georgia

Provides information for local officials to develop buffer ordinances that are appropriate for their jurisdictions.

Checklist/Scorecard

Addressing Natural Resources in a Comprehensive Plan

<http://files.dnr.state.mn.us/assistance/nrplanning/community/nrchecklists/compplan.pdf>

Minnesota Department of Natural Resources

A list of natural resources issues for communities to consider during the development of comprehensive plans.

Codes and Ordinances Worksheet

<http://www.cwp.org/Cow.pdf>, http://www.cwp.org/COW_worksheet.htm

Center for Watershed Protection

Worksheet to evaluate community codes and ordinances to promote the protection of water resources. Companion piece to “Site Planning Model Development Principles.”

Cluster Development

Conservation Subdivision Toolkit

http://www.atlantaregional.com/cps/rde/xbcr/SID-3F57FEE7-1E5D1E7D/arc/CONSERVATION_SUBDIVISION_TOOL.pdf

University of Georgia

Provides guidance to local governments in developing effective conservation subdivisions.

From Policy to Reality: Model Ordinances for Sustainable Development

www.mnplan.state.mn.us/pdf/2000/eqb/ModelOrdWhole.pdf

Minnesota Environmental Quality Board

Document covers conservation subdivision, purchase of development rights, transfer of development rights, subdivision standards, environmental areas overlay, street standards and stormwater management ordinance.

Model Conservation Subdivision/Open Space Development Ordinance

<http://www.northgeorgiawater.com>

Metropolitan North Georgia Water Planning District

Provides for conservation subdivisions (cluster development) in residential zones.

Open Space Development Model Ordinance

<http://www.epa.gov/owow/nps/ordinance/openspace.htm>

US Environmental Protection Agency

Sets guidelines for management of open space and the amount of open space required on a site: not intended to be a one-size-fits-all document.

Designated Growth Areas

Watershed-Based Zoning Fact Sheet

<http://www.stormwatercenter.net> -- Go to "Fact Sheets" and select "Land Planning"

Center for Watershed Protection

Includes information about defining watershed conditions, measuring current and potential future impervious cover, classifying subwatersheds based on the amount of future imperviousness, and modifying master plans and zoning to shift the location and density of future development as needed.

ISDS/Septic Management

Individual Sewage Disposal System Regulation of Jefferson County

Jefferson County

Septic Use Permit

"Effective January 1, 2004, prior to the sale or remodeling of a dwelling or other structure served by an individual sewage disposal system, the owner of the dwelling or structure shall obtain or have in their possession a use permit for that system unless exempted or waived below."

Multiple Strategies

Local Government Low Impact Development Ordinances and Regulations

http://www.psat.wa.gov/Programs/LID/LID_ordinances.htm

Puget Sound Action Team

Various ordinances and regulations from Puget Sound area.

Low-Impact Development Strategy for Green Cove Basin: A Case Study in Regulatory Protection of Aquatic Habitat in Urbanizing Watersheds

http://www.psat.wa.gov/Programs/LID/Green_Cove.pdf

City of Olympia, WA

Deals with a complete comprehensive policy revision covering development density, impervious surface coverage, lot size, open space/tree retention, street design, street width, block sizes, parking, sidewalks, and stormwater management requirements. Incorporates comprehensive plan, zoning code, development standards and drainage design requirements.

Model Ordinances to Protect Local Resources: Source Water

<http://www.epa.gov/owow/nps/ordinance/sourcewater.htm>

US Environmental Protection Agency

Wellhead Protection Zones and Aquifer Protection Areas are two examples of source water protection ordinances that seek to protect groundwater sources. Water Supply Watershed Districts and Lake Watershed Overlay Districts are examples of local management tools that provide protection to surface water supplies by restricting land uses around a reservoir used for drinking water.

Ordinance Selector

<http://www.stormwatercenter.net>

Center for Watershed Protection

Thirty model ordinances for stormwater management, erosion and sediment control, stream buffers, and other topics.

Site Planning Model Development Principles

http://www.cwp.org/22_principles.htm

Center for Watershed Protection

Provides benchmarks to evaluate where existing ordinances may be modified to reduce impervious cover, conserve natural areas, and prevent stormwater pollution. Is a companion piece to the "Codes and Ordinances Worksheet."

Stormwater Strategies: Community Responses to Runoff Pollution: Chapter 12: Zero Impact Development Ordinance

<http://www.nrdc.org/water/pollution/storm/chap12.asp>

Natural Resources Defense Council

The Zero Impact Development Ordinance in Lacey, WA aims to achieve near "zero effective impervious surface" in site development. The ordinance removes regulatory barriers and makes low-impact development a legal alternative to conventional site design.

Stormwater-Related Amendments to the Zoning Code

http://www.psat.wa.gov/Programs/LID/portland_parking.pdf

Portland, OR

Parking and low-impact development incorporated in code.

Water Quality Model Code and Guidebook

<http://egov.oregon.gov/LCD/waterqualitygb.shtml>

Oregon Department of Land Conservation and Development

Includes both model zoning code ordinances and comprehensive plan policies that are ready for implementation.

Water Quality Ordinance Design Manual

<http://www.charmeck.org/Departments/LUESA/Water+and+Land+Resources/Programs/Water+Quality/Huntersville+Ordinance/>

Charlotte-Mecklenburg County/Huntersville, NC

Companion of Water Quality Protection Regulation, which can be downloaded at same Web site.

Water Quality Protection Regulation

<http://www.charmeck.org/Departments/LUESA/Water+and+Land+Resources/Programs/Water+Quality/Huntersville+Ordinance/>

Charlotte-Mecklenburg County/Huntersville, NC

Incorporates low-impact-development practices in ordinance. Companion piece, "Water Quality Ordinance Design Manual," can be downloaded at the same Web site.

Watershed-Based Zoning -- from "Site Planning for Urban Stream Protection"

http://www.cwp.org/SPSP/CHAPTER_THREE.PDF

Center for Watershed Protection

Provides guidance on how local governments can institute watershed-based zoning in their land planning efforts.

Overlay Zoning

Adams County Development Standards and Regulations - Natural Resources Conservation Overlay Zone, Chpt. 3

<http://www.co.adams.co.us/index.cfm?d=standard&b=1&c=26&s=134&p=349>

Establishes an overlay zone to protect sensitive natural resources.

Topsoil Replace/Amend

Douglas County Grading, Erosion and Sediment Control Manual

<http://www.douglas.co.us/publicworks/engineering/GESC.html>

Douglas County, Colo.

Saving and amending topsoil.

Transfer of Development Rights

Transfer of Development Rights Ordinance

<http://www.epa.gov/owow/nps/ordinance/documents/E3-Sarasota.pdf>

Sarasota County, FL

Ordinance permitting the transfer of development rights from one location to another where the associated development can be more appropriately accommodated.

Tree Ordinances

Guidelines for Developing and Evaluating Tree Ordinances

<http://phytosphere.com/treeord/ordprt1a.htm>

Phytosphere Research

Provides a variety of tools and resources for citizens and local governments interested in developing, revising, or evaluating local tree ordinances.

Model Tree Protection Ordinance

http://www.scenic.org/tree/model_ordinance

Scenic America

Most of the following guidelines are taken from "Tree Conservation Ordinances," by Christopher Duerkesen with Suzanne Richman, a publication of Scenic America and the American Planning Association.

The Framework of Community Tree Ordinances

www.gfc.state.ga.us/Resources/Publications/CommunityForests/FrameworkofOrdinances2004.pdf

Georgia Forestry Commission

A sample tree ordinance to help communities develop the initial stages of tree protection ordinances.

Tree Ordinance Development Guidebook

www.gfc.state.ga.us/Resources/Publications/CommunityForests/TreeOrdinanceDevelopmentGuidebook.pdf

Georgia Forestry Commission

Assistance for those interested in revising a current community tree ordinance or developing a new tree ordinance.

Tree Preservation Ordinances

<http://www.nahb.org/generic.aspx?sectionID=630&genericContentID=19086>

National Association of Home Builders

Includes step-by-step guide to developing a tree preservation ordinance.