

Best Local Land Use Practices

3 Model Ordinances



coastal protection



surface water management



meadow protection

Best Local Land Use Practices

11 Guidance Documents

Comprehensive Planning

Conservation Development

Compact Development

Transfer of Development Rights

Steep Slope Protection

Historic Preservation

Source Water Protection

Woodland Protection

Access Management

Brownfields Redevelopment

Scenic Protection

Agricultural Protection

Riparian Setbacks

- Zoning setback similar to front and side yards
- Improves storm drainage infrastructure function of creeks and waterways
- Width determined by quantity of water managed in the sub watershed
- Typical setback provisions apply

Benefits of Riparian Setbacks

- Provides free storm water and flood protection infrastructure
- Reduces capital and maintenance costs
- Works better than engineered solutions
- Enhances design quality of development
- Enhances vegetation and habitat in development areas





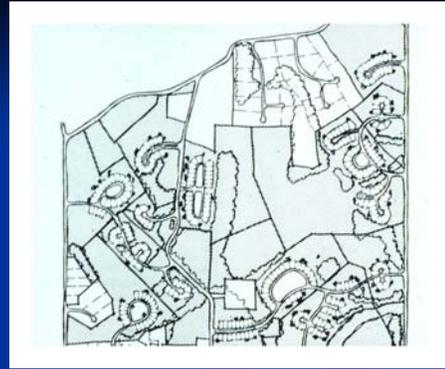
Conservation Development

- A planned unit development with special standards for preserving resources
- Residential, commercial, institutional or mixed use
- Usually an option, with incentives
- Concentrates permitted development capacity on the site, while conserving the rest in open space
- Based on “neutral density” concept



Is it Conservation Development?

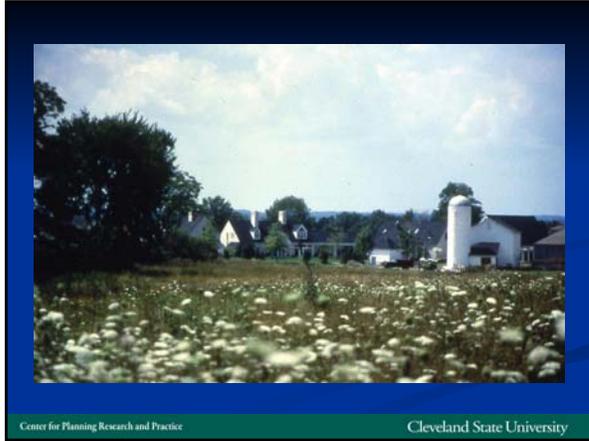
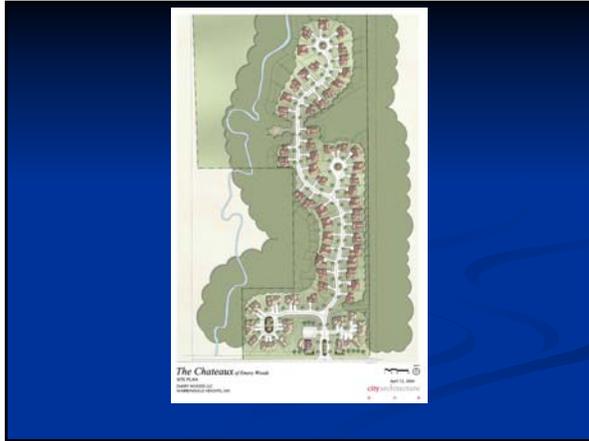
- 40% of property is permanently protected open space
- Open space is high quality
- Open space is used for resource protection
- Intensity of development is suitable for location



Benefits of Conservation Development

- Property values are enhanced or remain the same
- Diversity of housing product to accommodate diverse buyer market
- Protects natural, scenic and cultural resources
- Can reduce storm drainage, infrastructure costs
- Reduces impervious surface
- Open space provides options for riparian, wetland, and stormwater protection
- Provides opportunity to restore/enhance vegetation





Center for Planning Research and Practice

Cleveland State University





Examples of Conservation Development

- 12 municipalities and 21 townships in Northeast Ohio alone, including:
- Aurora City
- Hudson City
- Hiram Village and Township
- Pittsfield Township
-

Center for Planning Research and Practice Cleveland State University

Riparian setback in a conservation development

Wetland Protection in a Conservation Development

Best Local Land Use Practices Technical Assistance

- Professional time to assist with drafting of riparian setback, conservation development and storm water management codes
- Local community provides legal and/or engineering support as needed
- Public Education
- Other assistance as needed



Ohio Lake Erie Commission

Working Together for Lake Erie

One Maritime Plaza, 4th Floor

Toledo, OH 43604

P: 419-245-2514

E: lakeeriecommission@ameritech.net

W: <http://www.epa.state.oh.us/oleo>

<http://www.epa.state.oh.us/oleo/bq1/index.html>

Best Local Land Use Practices

Kirby Date, AICP
Countryside Program Coordinator
k.date@urban.csuohio.edu
www.countrysideprogram.org

Center for Planning Research and Practice

Cleveland State
University
Maxine Goodman Levin
College of Urban Affairs