

Zoning Ordinance Worksheet

| ELEMENT | MY ZONING ORDINANCE | OBSERVATIONS & SUGGESTIONS |
|---|---------------------|----------------------------|
| Compact Land Use Pattern/Natural Area and Farmland Conservation Provisions | | |
| Zoning map groups neighborhoods, workplaces, and commercial areas together in areas of existing or planned built infrastructure | | |
| Key natural areas identified for protection (e.g. parks or open space plan, or Green Infrastructure plan) | | |
| Zoning map includes large blocks of very low density areas of at least 20 acres | | |
| Natural area and farmland preservation program in place (e.g. PDR) | | |
| Transfer of development rights (TDR) program in place | | |
| Policies that encourage infill development | | |

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| Policies that limit development to where infrastructure exists (e.g. urban service area) | | |
| Mixed use/transit oriented development | | |
| Capital improvement plan for urban areas | | |
| Development standards encourage and incentivize density and infill | | |
| Accessory dwelling units allowed independent of current density zoning | | |
| Site Plan Review Requirements | | |
| Description of all existing natural features and endangered and threatened species | | |
| Review by other agencies required where applicable | | |
| Stormwater management plan required as part of the permitting process | | |
| Soil erosion and sedimentation control plan required as part of the permitting process | | |

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| Natural Features Requirements | | |
| Incentives provided for open space site design that preserves natural areas | | |
| Open space development design is as easy to pursue through the permitting process as conventional design | | |
| Allowable uses in open space restricted to agriculture or low impact uses | | |
| Setbacks from waterways and floodplains are at least 100 feet | | |
| Setbacks from wetlands are at least 25 feet | | |
| Wetland protection ordinance in place | | |
| Vegetated buffers along waterways are at least 25 feet wide | | |
| Groundwater recharge areas protected | | |
| Direct and indirect discharge of hazardous substance to groundwater prohibited | | |
| Steep slope protections | | |

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| Woodland and landscape trees protection | | |
| Natural environmental areas overlay | | |
| Impervious Surface Reductions | | |
| Flexible lot coverage standards allow creative approaches to limiting impervious surfaces | | |
| Yard setbacks low to limit impervious surface (see page 47 - 1) | | |
| Bioretention, rain gardens, swales, and filtration strips allowed in setbacks and common areas | | |
| Parking lot standards limit impervious surface (see page 47 - 2) | | |
| Street standards limit impervious surface (see page 47 - 3) | | |
| Stormwater | | |
| Review by county drain or water resources commissioner required | | |
| Township stormwater ordinance in place (see page 47- 4) | | |
| Other Elements (not necessarily included in zoning ordinance) | | |

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| Soil Erosion and Sediment Control (SESC) program in place | | |
| SESC permit required for developments within 500 feet of a waterway or storm drain system | | |
| Septic system must be at least 100 feet from a wetland or waterways | | |
| Point of sale septic inspection required | | |