

**DRAFT- FOR CONSIDERATION AT THE MAY 15, 2008
MEETING OF THE HIGHLANDS COUNCIL**

Subpart f. Smart Growth

Smart growth is an approach to resource planning and management where growth and development are concentrated and organized around “centers” with compact, walk-able, bicycle-friendly land use patterns, typically including mixed-use development with a range of housing choices. It generally reflects value for long-range, regional considerations of sustainability over short-term economic benefits. Smart growth promotes land use patterns with a sense of community and place, multi-modal and alternative modes of transportation, a balance of employment and housing, and an equitable distribution of the costs and benefits of development. It also includes the preservation and enhancement of natural and cultural resources. Finally, as an efficient and less automobile dependent pattern and form of growth, it reduces energy use, which in turn improves air quality and reduces carbon dioxide emissions linked to global warming.

Low impact development (LID) is an element of smart growth that achieves improved protection of environmental resources. It is an environmentally sensitive approach to land use planning that uses a variety of landscape and design techniques to manage development activities to mitigate potential adverse impacts on the natural environment. LID encompasses a broad array of development and management techniques and can be implemented in resource management practices, stormwater management methods, and low impact “green” construction activities. LID for resource management is applied as best management practices (BMP) and is geared toward protection and conservation of the resources. LID for stormwater management is aimed at capturing rainfall onsite, filtering it through vegetation and allowing it to recharge groundwater. LID treats stormwater as a resource. LID for site design includes stormwater management techniques as well as other measures designed to reduce site disturbance, limit impervious coverage and utilize the natural features of a site to guide site development. Similar LID techniques may be applied for each of these purposes with the overall goal of minimizing adverse impacts of the activity.

GOAL 6N	USE OF SMART GROWTH PRINCIPLES, INCLUDING LOW IMPACT DEVELOPMENT, TO GUIDE DEVELOPMENT AND REDEVELOPMENT IN THE HIGHLANDS REGION.
Policy 6N1	To establish smart growth programs and low impact development (LID) principles for use within the Highlands Region to guide and control development and redevelopment throughout the Highlands Region.
Objective 6N1a	Conservation development standards which protect natural resources, environmentally sensitive areas, open space and agricultural lands, and enhance community character.
Objective 6N1b	Flexible local development review and Highlands Project Review programs, including reduction of minimum setbacks, modification of uniform road frontage requirements, increase in maximum permitted height or allowing non-contiguous clustering of development entitlements where necessary to mitigate or eliminate adverse impacts on Highlands natural resources.
Objective 6N1c	Development standards which recognize that portions of a parcel proposed for development which are not developable may be considered for the purpose of satisfying on-site passive open space requirements.
Objective 6N1d	Minimum requirements for water conservation measures in site layout and structures, including but not limited to water efficient landscaping (including use of native and drought-tolerant plant species), rain collection systems, use of gray water, and water-

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	efficient landscape irrigation.
Objective 6N1e	Minimum requirements for use of micro-climate conditions to maximize solar gain for winter heating and minimize solar gain during high temperature summer conditions.
Objective 6N1f	Minimum requirements for re-use and recycling of building materials when development involves demolition.
Objective 6N1g	Minimum requirements that all development include energy efficient features in site layouts and all structures.
Objective 6N1h	Design roadway improvements to have minimum impacts on Highlands resources by assessing alternative designs regarding drainage, impervious cover, native vegetation, and other “green street” considerations.
Policy 6N2	To require municipalities and counties to adopt stormwater management low impact development standards to preserve or mimic the natural hydrologic features and characteristics of the land.
Objective 6N2a	Implementation of on-site stormwater management features that maintain, restore and enhance the pre-existing natural drainage patterns of the site.
Objective 6N2b	Limitations on the amount of impervious cover allowed on a site as a means to protect and increase stormwater infiltration and reduce stormwater runoff.
Objective 6N2c	Minimum requirements for site-specific hydrologic studies during local development review and Highlands Project Review which identify the velocity, volume and pattern of water flow into, through, and off of the parcel proposed for development.
Objective 6N2d	Minimum requirements that stormwater management systems employ a “design with nature” approach.
Objective 6N2e	Minimum requirements for use of grass channels, dry swales, wet swales, infiltration basins, bio-swales and water gardens, green roofs, and other low impact approaches to attenuate and control stormwater and provide multiple environmental benefits.
Policy 6N3	To require through Plan Conformance that municipalities and counties adopt low impact development practices to minimize land disturbance during construction activities.
Objective 6N3a	Local development review programs which require a site specific analysis of environmental features and constraints of the property proposed for development as a basis for determining compliance with sustainable design requirements.
Objective 6N3b	Limitation of site disturbance, clearing and grading to the minimum necessary to make reasonable use of the designated building envelope for the development parcel.
Objective 6N3c	Reduce impacts of construction activities by controlling soil erosion, sedimentation traveling to water bodies, and airborne dust.
Policy 6N4	To require through Plan Conformance that municipalities and counties adopt low impact development best management practices where disturbance of Highlands resources is proposed, including but not limited to steep slopes, forest resources, critical habitats, open water and riparian areas, and Prime Ground Water Recharge Areas.
Objective 6N4a	Identification of Highlands resources as an early step in site planning in order to

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	avoid disturbance, in conformance with the regional master plan.
Objective 6N4b	Avoid or minimize the net loss of Highlands resources through site design so that the allowable development to the maximum extent practical is located on portions of the project site that lack Highlands resources.
Objective 6N4c	Maintain the quality and value of Highlands resources through site design so that any allowable disturbance of Highlands resources has the minimum impact possible, including but not limited to, minimization of disturbances to natural vegetation and topography, of the exposure of stormwater runoff to pollutant-generating land uses, and modification of the hydrologic response to precipitation from natural patterns.
Policy 6N5	To require through Plan Conformance that municipalities and counties incorporate programs for community and neighborhood design that support a variety of housing options, mixed uses, redevelopment, adaptive re-use of historic sites and structures, and infill development in their master plans and development regulations.
Objective 6N5a	Minimum requirements for the use of low impact development and sustainable design practices to support affordable maintenance of housing, particularly affordable housing.
Objective 6N5b	Local development regulations and guidelines that advocate mixed use development and redevelopment where appropriate.
Objective 6N5c	Local development regulations and guidelines that incorporate form-based zoning, where appropriate, to support compact, walkable communities.
Objective 6N5d	Increased opportunities for pedestrian and bicycle networks, including sidewalks, bike lanes, trails and supportive facilities such as bike racks.
Objective 6N5e	Local development regulations and guidelines that advocate shared parking, driveways and other infrastructure in order to limit paved surfaces.
Policy 6N6	To require through Plan Conformance that municipalities and counties include community outreach, collaboration, and meaningful involvement from the local population in the development of planning and design regulations and programs.