Zoning Ordinance Worksheet

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| **ELEMENT** | **MY ZONING ORDINANCE** | **OBSERVATIONS & SUGGESTIONS** |
| **Compact Land Use Pattern/Natural Area and FarmlandConservation Provisions** |  |  |
| Zoning map groups neighborhoods, workplaces, andcommercial areas together in areas of existing or planned builtinfrastructure |  |  |
| Key natural areas identified for protection (e.g. parks or openspace plan, or Green Infrastructure plan) |  |  |
| Zoning map includes large blocks of very low density areas ofat 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 |  |  |
| 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 andinfill |  |  |
| Accessory dwelling units allowed independent of currentdensity zoning |  |  |
| **Site Plan Review Requirements** |  |  |
| Description of all existing natural features and endangered andthreatened species |  |  |
| Review by other agencies required where applicable |  |  |
| Stormwater management plan required as part of thepermitting process |  |  |
| Soil erosion and sedimentation control plan required as part ofthe permitting process |  |  |
| **Natural Features Requirements** |  |  |
| Incentives provided for open space site design that preservesnatural areas |  |  |
| Open space development design is as easy to pursue throughthe permitting process as conventional design |  |  |
| Allowable uses in open space restricted to agriculture or lowimpact 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 togroundwater prohibited |  |  |
| Steep slope protections |  |  |
| Woodland and landscape trees protection |  |  |
| Natural environmental areas overlay |  |  |
| **Impervious Surface Reductions** |  |  |
| Flexible lot coverage standards allow creative approaches tolimiting impervious surfaces |  |  |
| Yard setbacks low to limit impervious surface (see page 47 - 1) |  |  |
| Bioretention, rain gardens, swales, and filtration strips allowedin 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 commissionerrequired |  |  |
| Township stormwater ordinance in place (see page 47- 4) |  |  |
| **Other Elements (not necessarily included in zoning ordinance)** |  |  |
| Soil Erosion and Sediment Control (SESC) program in place |  |  |
| SESC permit required for developments within 500 feet of awaterway or storm drain system |  |  |
| Septic system must be at least 100 feet from a wetland orwaterways |  |  |
| Point of sale septic inspection required |  |  |